

South District Geographic Areas Report

Areas: 50, 55, 60, 62, 65, 70, and 75

Commercial Revalue for 2021 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and promoting fairness and equity.

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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

South District
2021 Assessment Year



Department of Assessments

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

How Are Commercial Properties Valued?

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

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

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

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

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

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

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

Requirements of State Law

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

Appraisal Area Reports

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

South District Executive Summary Report

Appraisal Date 1/1/2021

Geographic Appraisal Areas:

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila
- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County
- **Area 60:** North Auburn / Black Diamond
- **Area 62:** Southeast King County
- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County
- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter & North Kent Valley
- **Area 75:** North Renton, South Bellevue, Mercer Island, & Unincorporated King County

Conclusion and Recommendation:

Total assessed values for 2021 revalue year have increased by +01.54%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2021 Assessment Year.

Total South Crew Population - Parcel Summary Data				
	2020	2021	\$ Change	% Change
Totals	\$26,760,787,892	\$27,174,142,115	\$413,354,223	1.54%

Identification of the Areas

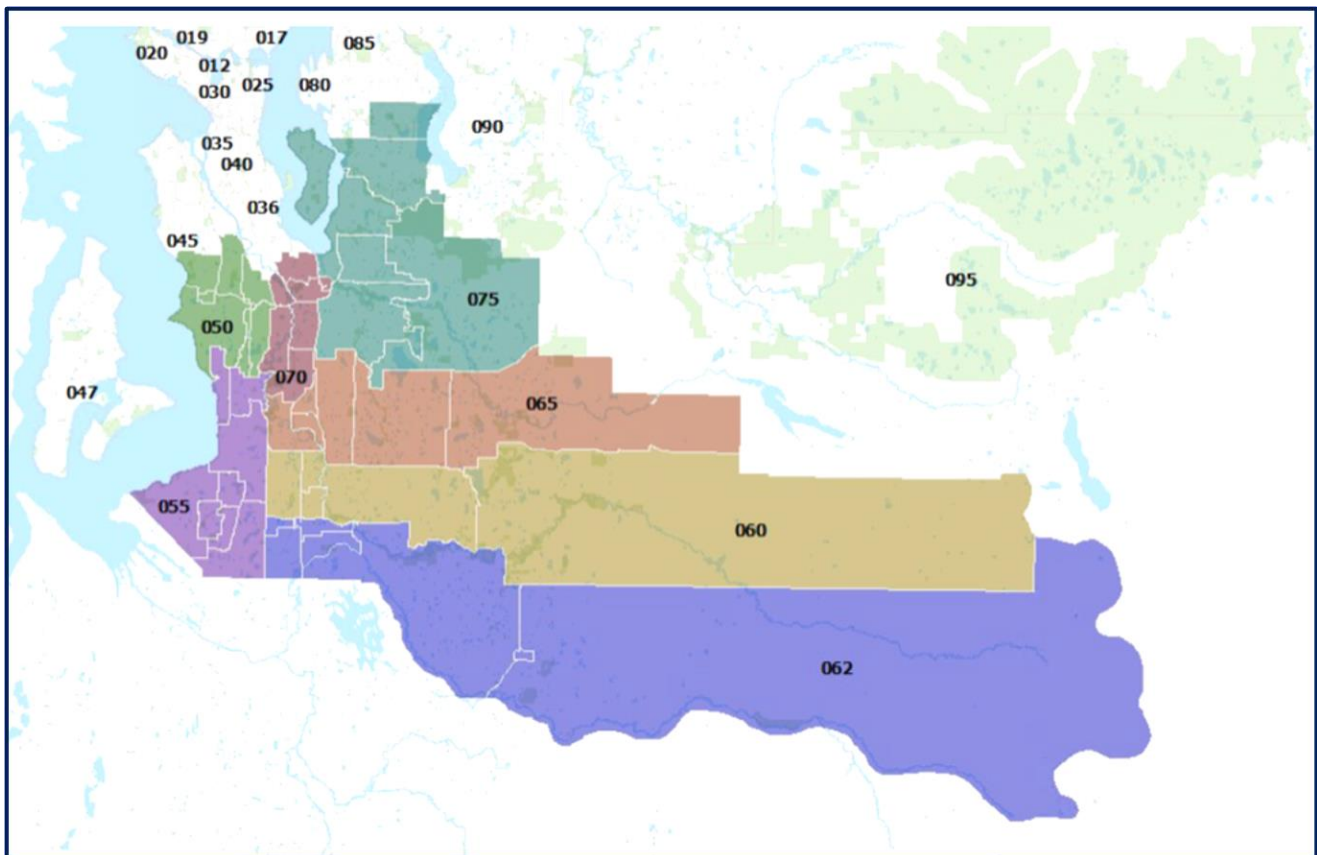
Location – South King County

Boundaries

- West – Puget Sound
- North – North Tukwila / Skyway / Mercer Island / NE 8th St in Bellevue
- East – King / Kittitas/ Yakima County Line
- South – King/Pierce County line

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 and the King County Assessor website.



South District Overview

Geographic Area 50

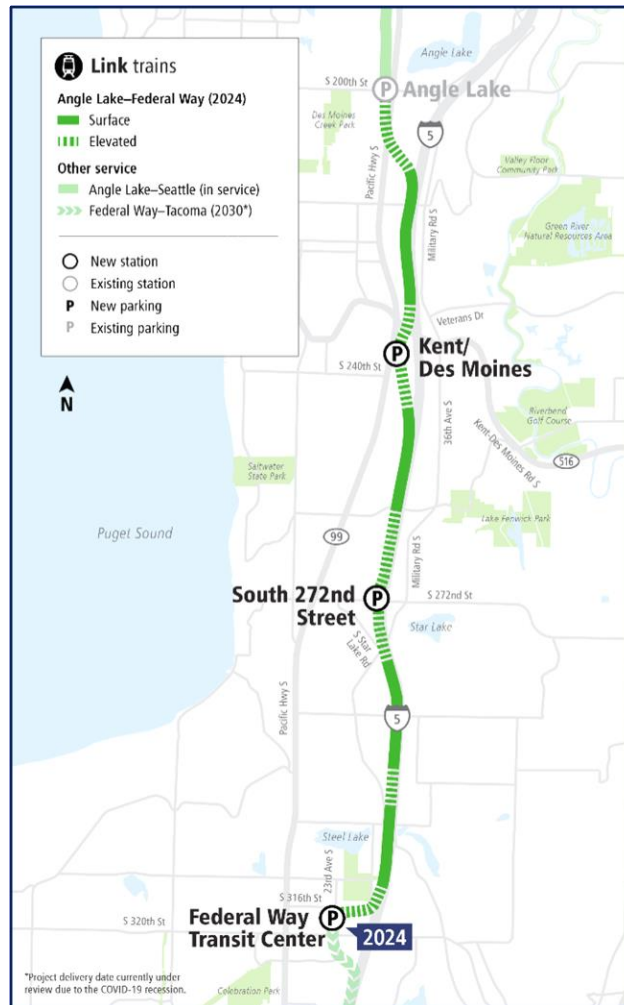
The recent expansion of the south Light Rail into Kent began construction in late 2020 and this event has already started to reshape and change the area surrounding International Blvd, south of the SeaTac Airport. North of the airport, both cities of SeaTac and Tukwila have continued their push for increased multi-family development. The SeaTac Center building located off the NW corner of International and Southcenter Blvd was demolished with construction beginning for the new mixed-use apartment called Polaris, a project that will feature 365 affordable housing units. Across the street from the Polaris in Tukwila, is a new 103 unit apartment building from Bellwether. Meanwhile, the markets within Burien and Normandy Park remained stable during the pandemic, with no new major construction in these vicinities.

Geographic Area 55

The Covid-19 pandemic significantly affected this area during 2020 and the first quarter of 2021. As restrictions fluctuated throughout the year, retailers who sold essential items such as groceries, medications, and home improvement goods fared relatively well. Unfortunately, not all of the retail/service sector was as fortunate, and many businesses shut down altogether. Hotel occupancy dropped into the single digits, and restaurants resorted to serving take out most of the year. The industrial warehouse sector has remained strong.

Southwest King County realized a significant drop in sales, but interestingly, sales prices remained firm. Sales in Des Moines and Federal Way saw an increase in prices across most sectors. Even offices realized value increases despite experiencing a slight decrease in average rents. Cap rates were stable, and some saw small declines. Buyers are bullish on a quick rebound.

The most noteworthy development in Area 55 is the Link Light Rail expansion to Federal Way, which will run through Des Moines. Several properties were demolished over the past year, laying the groundwork for the new route. In general, parcels within proximity to the Light Rail stations have seen increased speculation and redevelopment demand. The Light Rail extension provides Southwest King County with greater accessibility to other parts of the region, such as the SeaTac Airport, Downtown Seattle, and eventually North Seattle, Bellevue, and the University of Washington. For more information, refer to federalwaylink.org. The following is a map showing the Light Rail route:



Federal Way has other noteworthy developments such as The Traditions Senior Housing, Sears repurposing, Woodbridge (former Weyerhaeuser HQ), Pape Kenworth repair facility, Landmark low-income housing, plus a hotel conversion into a social services transitional housing facility. New developments in Des Moines are the Des Moines Creek Phase IV, Waterview Crossing low-income housing, and the redevelopment of the old theater has picked up backing.

Other significant occurrences in the area were the redevelopment of several schools: Lake Grove, Wildwood, and Mirror Lake received brand-new educational facilities.

Geographic Area 60

Area 60 consists of Auburn north of Highway 18, Black Diamond, and the unincorporated areas of King County east of the aforementioned cities. It is impacted by a small airport, a horse racing track, an auto racing track, a college, two golf courses, and various other commercial facilities.

Work continues on the site of the former Valley Drive-In Theater. The Copper Gate Apartments have been completed while site work is taking place on the northern portion dedicated to retail uses.

Meanwhile, downtown Auburn is experiencing an ongoing transformation; the past years have brought one assisted living building and two apartment complexes. They are about to be joined by another senior living facility, Legacy Plaza – a 166 unit project. All of these developments are within walking distance of the Sounder commuter rail station. As the economy re-opens from the Covid-19 restrictions, the retail sector is sure to pick up with all of these new residents.

Black Diamond sees its own construction boom as over 6,000 home sites are rapidly coming online, and prospective visitors are overrunning residential sales offices. There are several apartment buildings under construction, a mini-storage facility with another one in the pipeline. All activity should bode well for the Four Corners retail area and the few commercial establishments in Black Diamond.

Geographic Area 62

Geographic area 62 did not experience visible declines in commercial property values since it is primarily comprised of industrial facilities, followed by multi-family properties and other commercial development. The properties hardest hit by the Covid-19 pandemic were mostly leisure and hospitality businesses though their number is limited in this vicinity. E-commerce has created high demand for industrial properties, which are easily accessible by automobile, train, and bus in this geographic area.

Office values decreased slightly on account of higher vacancy though on a smaller scale than other parts of King County. Retail values increased modestly as land values rose and rental rates remained stable. But the most significant change was industrial values which remained very strong throughout the pandemic. The Kent Valley is particularly robust with industrial and multi-family properties. Overall commercial property values increased by 10.74%

Geographic Area 65

Several projects are currently underway in the city of Kent. The most notable is Ethos Phase II, which is located on 2200 W. Meeker Street. This 492-unit apartment with 12,000 square feet of commercial retail and restaurant space in 23 separate buildings is part of the more extensive ongoing Meet Me on Meeker project designed to improve the safety, identity, and connectivity of the historic core of downtown Kent to the Green River.

In Covington, construction is currently underway at the 168th Place Retail building, a 3,920 square foot single-story commercial building consisting of restaurant and retail space. Construction continues at Lakepointe Urban Villages, a 214-acre property in the northern part of the city. When complete, the development will have 850,000 square feet of retail, 1,500 residential units, 90,000 square feet of office space, and a 20-acre lake.

Maple Valley continues to add to its commercial footprint. The Marquee is a 5-acre, phased commercial and residential development located on Maple Valley-Black Diamond Rd (HWY 169) and the corner of SE 240th. The first phase includes a commercial retail development consisting of 7,512 sq ft of office and retail space and currently hosts a Starbucks and Heartland Dental. Also under construction is a two-story office building for Valley Medical Center/UW Medicine, which is nearly complete. The second phase (not completed yet) includes two multi-family residential buildings, an amenities building, and a proposed senior living community.

Geographic Area 70

Located along the I5 and SR 167 corridor, this geographic area is ideal for logistical purposes and has become an attractive development location for commercial and residential real estate. Area 70 experienced increased land values for industrially zoned land and the general vicinity surrounding Southcenter on account of new development activity near the Westfield Shopping Mall. Similar to the other South Crew geographic areas, industrial properties fared relatively well through the Covid-19 pandemic, and values generally remained stable.

Geographic Area 75

Construction continues in Mercer Island on the \$3.7 billion East Link Project, which will connect downtown Seattle to the Eastside with stations serving Mercer Island, south Bellevue, downtown Bellevue, Bel-Red, and Redmond's Overlake area. Commercial development and sales have been aided by rezones, which allow for higher density.

Suburban Bellevue and along the I-90 corridor continue to benefit from the recent resurgence of the downtown Bellevue core. Just a few years ago, they were facing an uncertain future with the impending departure of Expedia (one of their largest employers) for the city of Seattle. However, in the years since, the future looks promising. Most recently affirmed by Seattle's homeless crisis and with the newly adopted JumpStart Tax, plus ongoing concerns, much of the downtown core remains boarded up. Businesses are relocating to Bellevue. Amazon's recent development has shifted from Seattle to the Bellevue CBD and other major tech companies are following suit. This revitalization of the downtown core also boosts Bellevue's periphery regions as rents and sales continue to increase.

Newcastle has benefitted from the Avalon Bay development, the most sizeable parcel of developable land in the Neighborhood, if not the entire Newcastle and Bellevue areas. Avalon Bay Communities is in the process of building 900 residences ranging from high-end single-family townhouses to midrise apartment residences and 49,000SF of restaurants and shopping for the area. Beginning in early 2021, construction was well underway, and several apartments and townhomes are now available, along with restaurants and a medical clinic.

Renton has also seen a robust expansion in recent years. South Lake Washington has emerged as a hotbed of development with the completion of several offices and hotel buildings. The Southport complex is a state-of-the-art center geared towards high-tech tenants. It consists of three nine-story office towers with a 724,520 gross square feet area of office use and 10,400 square feet of retail use. The development also includes a Hyatt hotel complete with a lake view restaurant and an apartment complex. Construction was finalized on buildings one and two in 2018 and building three in 2020. The development is yet to secure a major tenant. In addition to the other recent neighboring hotel development, there are plans for a water taxi to connect Renton to South Lake Union.

Analysis Process

Effective Date of Appraisal: January 1, 2021

Date of Appraisal Report: May 17, 2021

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with existing 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 specific parcel valuation.

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 the entire property's value 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 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 present, 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 property's use prior to its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use in anticipation of change over a relatively short time in the future.

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 01/01/2018 to 12/31/2020 were considered in all analyses.
- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

Improved Parcel Total Values

Fueled by e-commerce, the South District's most drastic change in property values has been in the industrial sector. Demand for such properties, especially in the Kent Valley, has been high. Construction of multi-family properties continues to expand south as high prices drove tenants outside the city's core. Essential type retail remains strong, with most vacancy increases seen in modest-sized spaces occupied by independently owned smaller businesses and restaurants. Hospitality properties have been, by far, one of the most affected commercial sectors with occupancy at the lowest levels since September 11th and the Great Recession. Though commercial property values have not experienced the frenzied escalation of residential properties, optimism remains high. Market participants expect nearly full recoveries for most sectors by early 2022. For the 2021 Assessment Year, overall values for the Commercial South Crew increased by 1.54%.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. 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. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/1/2018 to 12/31/2020. Four hundred eighty-seven improved sales in the South District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units, daycares, smaller offices, retail buildings, mobile home parks, and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

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 to value special-use properties where comparable sales data and/or income and expense information are not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings valued by the Cost method might be fraternal halls, gas stations, automobile dealerships, mining properties, and new or on-going construction, etc.

Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation throughout the South Crew for most improved property types, when sufficient income and expense data were available to ascertain market rates.

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, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the crew name Crew's income valuation models, the Assessor used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor used full service/gross expenses.

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 based 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.

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute 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 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 each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.

SEATTLE / REGIONAL CAP RATES 2021						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2021	Year-end 2020	West Region	6.00%	-	-	<u>Institutional Grade Properties"</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Regional Mall Community Retail Neighborhood Retail
			6.30%	-	-	
			6.48%	-	-	
			6.79%	-	-	
			-	6.20%	-	
			-	5.64%	-	
			-	-	5.50%	
			-	-	6.30%	
			-	-	6.45%	
			-	-	-	
PWC / Korpaz Real Estate Investment Survey	4Q 2020	Seattle	4.50% - 10.00%	-	-	Office
		Pacific NW Region	4.50% - 9.00%	-	-	Office Warehouse
ACLI	4Q 2020	Seattle – Bellevue - Everett MSA	6.91%	----	5.60%	All Classes
		Pacific Region	5.47%	5.30%	6.19%	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2021					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H3 2020	Seattle	4.25% - 4.75% 4.75% - 5.25%		Infill – Class A Suburban – Class A
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2020	Seattle	5.50%	-	Apartments – All Classes Hotels – All Classes Apartments – 1 st Tier Properties Apartments – 2 nd Tier Properties Apartments – 3 rd Tier Properties Hotels – 1 st Tier Properties Hotels – 2 nd Tier Properties Hotels – 3 rd Tier Properties
			-	7.90%	
			4.00% - 6.50%	-	
			5.00% - 7.00%	-	
			5.30% - 8.00%	-	
			-	6.50% - 9.50%	
			-	7.50% - 11.00%	
-	8.50% - 11.00%				
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2020	National	4.00% - 8.00 %	5.50% - 12.00%	Apartment – 1 st Tier Hotel – 1 st Tier
IRR: Viewpoint for 2021	Year-end 2020	Seattle	4.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
			4.75%		
			5.00%		
			5.50%		
IRR: Viewpoint for 2021	Year-end 2020	West Region	4.71%	-	Urban Class A Urban Class B Suburban Class A Suburban Class B
			5.10%	-	
			5.02%	-	
			5.45%	-	
IRR: Viewpoint for 2021	Year end 2020	Seattle		-- --	Full Service Limited Service
PWC / Korpaz Real Estate Investor Survey	4Q 2020	Pacific Region	4.00% - 6.00%	-	Apartments
ACLI	4Q 2020	Seattle-Bellevue Everett	4.19%	----	All Classes
		Pacific	4.55%	----	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2021

Source	Date	Location	Multifamily	Hospitality	Remarks	
RERC: Real Estate Report Income Vs. Price Realities	4Q 2020				1 st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors	
		National	5.00% - 9.00% 5.00% - 9.30% - - - - -	- - 4.00% - 8.80% 4.00% - 9.00% 5.00% - 9.00% - -	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties	
IRR: Viewpoint 2021 Commercial Real Estate Trends report	Yr. End 2020	National	6.93% 7.70% 7.17% 7.90% - - - -	- - - - 6.48% 7.17% - -	<u>Institutional Grade Properties"</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail	
ACLI	4Q 2020	National	5.80% 6.45% 6.23% 5.63% 5.62%	5.27% 5.60% 6.01% 5.91% 5.16%	6.43% 6.60% 5.98% 6.53% 6.70%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2020	National	3.75% - 8.00% 4.00% - 7.50% 6.00% - 9.50% 4.25% - 10.50% - - - -	- - - - 3.40% - 7.00% - - -	- - - - - 4.50% - 15.00% 5.50% - 8.25% 5.00% - 10.00% 4.00% - 8.00 %	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2020 1Q 2020 3Q 2020	National	6.90% 6.15% 6.50%	6.75%	6.00%	Overall (Average) Bank Medical Office
The Boulder Group: Net Lease Market Report	3Q 2020	West	5.60%			Medical Office

NATIONAL AND REGIONAL CAP RATES 2021

Source	Date	Location	Restaurant	Retail	Remarks
The Boulder Group: Net Lease Market Report	4Q 2020	National	5.00% 4.85%	6.75%	Big Box
				6.74%	Junior Big Box (20K-40K SF)
	6.83%	Mid Box (40K-80K SF)			
	6.63%	Large Format (over 80K SF)			
	5.65%	Median			
3Q 2020 4Q 2020 1Q 2020 2Q 2020	National West West	6.39%	Drug Store		
		5.80%	Auto Parts Stores		
			Casual Dining Quick Service Restaurants		

Income approach calibration

Income tables were developed for each of the neighborhoods which comprise the South Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

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 income approach's property value was less than the land value, a nominal \$1,000 value was allocated to the improvements.

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 market sales approach is considered the most reliable indicator of value when ample comparable sales were available. However, the income approach was applied to most parcels to equalize comparable properties better. 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 market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied 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.

Ratio Analysis

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

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

The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

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

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10.

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

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions.

The Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

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

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale, or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

Sales – Improved Summary for the South Crew

- Number of Sales: 487
- Range of Sales Dates: **01/1/2018– 12/31/2020**

The results of the preliminary ratio studies within the South District indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as smaller offices and commercial condominiums, existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

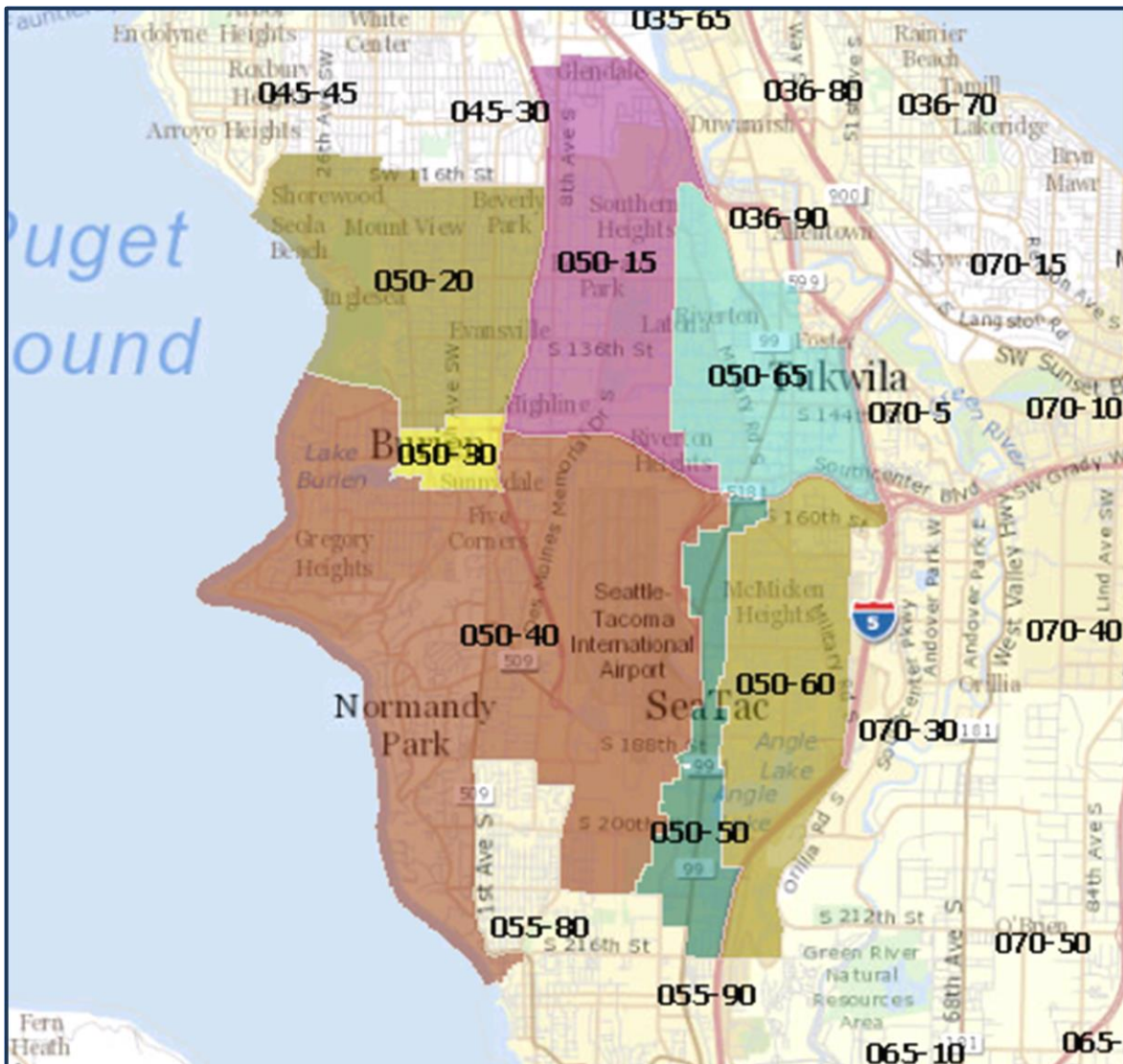
Area 50

Name

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

Boundaries:

- **North** – Burien City Boundary Line and S 99th Street
- **South** – Normandy Park and Seatac City Boundary Line
- **East** - I-5, Hwy 99, and Seatac City Boundary Lines
- **West** - Puget Sound



Land Value

Overall land values in Area 50 increased by 0.96%. Due to the Covid-19 pandemic, the continued rising land prices for the past few years in the Burien/SeaTac area began to cool off in 2020. The area experienced the least amount of land sales within the past few years. The total recommended assessed land value for the 2021 assessment year is \$3,423,478,300 and result in an increase from the 2020 assessment of +0.96%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
50-15	\$299,656,500	\$301,372,300	0.57%
50-20	\$195,198,700	\$201,367,100	3.16%
50-30	\$163,924,700	\$167,281,700	2.05%
50-40	\$1,347,681,100	\$1,358,556,200	0.81%
50-50	\$884,363,900	\$882,869,700	-0.17%
50-60	\$231,346,700	\$237,352,100	2.60%
50-65	\$268,590,000	\$274,679,200	2.27%
Total	\$3,390,761,600	\$3,423,478,300	0.96%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	Vacant(Multi-family)	1	Y	
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	0650	24,657	2954711	\$100,000	08/01/18	\$4.06	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y	
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	Vacant(Multi-family)	2	Y	
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	Vacant(Commercial)	1	Y	
050	015	562420	0431	27,000	2983051	\$450,000	04/18/19	\$16.67	LIGHTHOUSE APARTMENTS	R24	Vacant(Multi-family)	1	Y	
050	015	562420	0482	50,000	2919177	\$165,000	03/12/18	\$3.30	VACANT LAND	R18	Vacant(Multi-family)	3	Y	
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	020	079600	0350	12,508	2988546	\$350,000	05/09/19	\$27.98	Vacant Land	RM-48	Vacant(Multi-family)	2	Y	
050	020	159160	0455	39,600	2971709	\$600,000	01/25/19	\$15.15	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	020	159160	0555	107,215	2937096	\$3,000,000	06/15/18	\$27.98	Vacant Land - RV Storage Lot	CC-2	Vacant(Commercial)	11	29	Seg/merge after sale; not in ratio
050	020	240700	0485	16,523	2924583	\$195,000	04/11/18	\$11.80	Vacant Land	O	Vacant(Commercial)	2	Y	
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	Vacant(Commercial)	1	Y	
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	Vacant(Commercial)	1	Y	
050	040	121900	0062	20,290	2926001	\$625,000	04/19/18	\$30.80	Duplex and house	RM-24	Duplex	1	Y	
050	040	122000	0350	15,278	3005049	\$480,000	08/08/19	\$31.42	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	040	202304	9538	13,715	2968845	\$170,000	01/02/19	\$12.40	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	050	042204	9092	289,345	2909183	\$31,959,925	01/02/18	\$110.46	ECONO LODGE SANDSTONE	CB-C	Hotel/Motel	15	Y	
050	050	092204	9084	89,630	2928162	\$2,000,000	05/03/18	\$22.31	Vacant Land	UH-UCR	Vacant(Multi-family)	1	Y	
050	050	092204	9391	19,042	2936280	\$350,000	06/14/18	\$18.38	Vacant Land	CB	Vacant(Commercial)	1	Y	
050	060	332304	9008	88,401	2974283	\$2,500,000	02/15/19	\$28.28	Bow Lake Retirement Communi	UH-900	Vacant(Multi-family)	1	Y	
050	065	004000	0325	27,119	2979615	\$795,000	03/22/19	\$29.32	Vacant Land	HDR	Vacant(Multi-family)	1	Y	
050	065	004000	0520	27,942	2930841	\$180,000	05/09/18	\$6.44	Vacant Land (Assoc. w/0536)	LDR	enhse/Nrsry/Hort S	1	Y	
050	065	004000	0820	30,858	2982773	\$1,175,000	03/27/19	\$38.08	Vacant Land	RC	Vacant(Commercial)	2	Y	
050	065	004000	0854	46,420	3019138	\$1,500,000	10/17/19	\$32.31	SFR (Minimal Value)	NCC	Vacant(Commercial)	3	Y	
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	Retail Store	1	Y	
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop	CB-C	Industrial(Light)	2	Y	
050	065	004300	0112	56,436	2915020	\$2,648,900	02/15/18	\$46.94	Vacant Land	HDR	Vacant(Multi-family)	3	Y	
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	Vacant(Commercial)	2	Y	

Ratio Analysis

- Number of Sales: 63
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 50, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2020 Value	\$ 2,720,000	\$ 2,879,900	94.40%	8.98%	12.85%	0.99%
2021 Value	\$ 2,789,100	\$ 2,879,900	96.80%	6.85%	10.08%	1.00%
Change	\$ 69,100		2.40%	-2.13%	-2.77%	0.01%
% Change	2.54%		2.54%	-23.72%	-21.56%	1.01%

COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 1,093 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Sale Price Unit Value Ranges		
Use	Range	Unit of Measure
Garage/Service Repair (small)	\$185 - \$240	per Sq. Ft.
Retail (small)	\$180 - \$260	per Sq. Ft.
Office (small)	\$195 - \$250	per Sq. Ft.
Mobile Home Parks (RV Pad)	\$40,000 - \$45,000	per Pad
Mobile Home Parks (MH Pad)	\$52,000 - \$87,000	per Pad

Total Value

Application of the recommended values for the 2021 assessment year of Area 50 results in a total change from the 2020 assessments of +0.92%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value – Area 50			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$4,725,033,550	\$4,768,671,850	\$43,638,300	+0.92%

Area 50 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

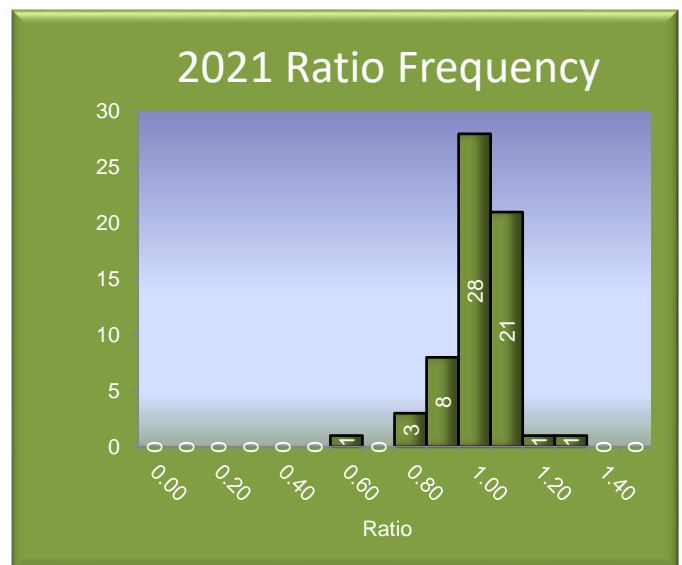
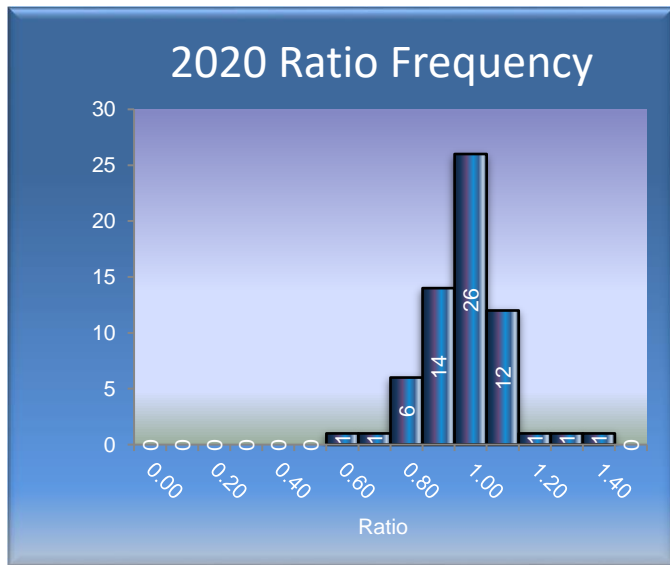
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	63
Mean Assessed Value	2,720,000
Mean Adj. Sales Price	2,879,900
Standard Deviation AV	5,382,473
Standard Deviation SP	5,619,561
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.956
Weighted Mean Ratio	0.944
UNIFORMITY	
Lowest ratio	0.5813
Highest ratio:	1.3613
Coefficient of Dispersion	8.98%
Standard Deviation	0.1205
Coefficient of Variation	12.85%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	63
Mean Assessed Value	2,789,100
Mean Sales Price	2,879,900
Standard Deviation AV	5,524,757
Standard Deviation SP	5,619,561
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.965
Median Ratio	0.976
Weighted Mean Ratio	0.968
UNIFORMITY	
Lowest ratio	0.5941
Highest ratio:	1.2025
Coefficient of Dispersion	6.85%
Standard Deviation	0.0973
Coefficient of Variation	10.08%
Price Related Differential (PRD)	1.00



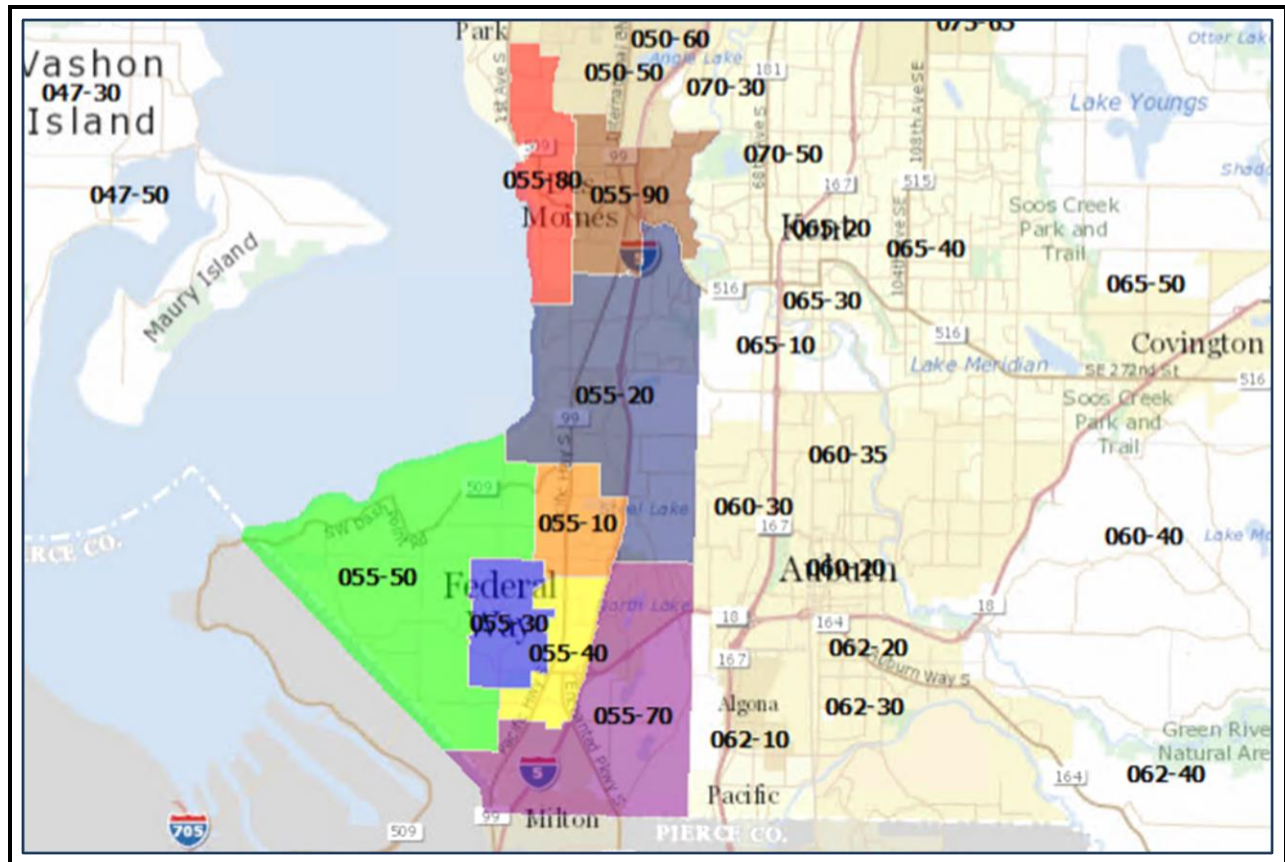
Area 55

Name

- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County

Boundaries:

- **North** – S 208th Street and S 216th Street
- **South** – The King/Pierce County line
- **East** - The Green River and directly south of W Meeker Street
- **West** - Puget Sound and Pierce County



Land Value

Overall land values in Area 55 increased slightly by 0.17%. The geographical area of Federal Way, Des Moines, Milton, Kent, and Unincorporated King County experienced little change in land valuation due to fewer land sales. The total recommended assessed land value for the 2021 assessment year is \$2,460,616,200, an increase from the 2020 assessment of +0.17%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
55-10	\$457,351,300	\$457,382,800	0.01%
55-20	\$374,640,500	\$374,846,100	0.05%
55-30	\$243,804,500	\$243,413,200	-0.16%
55-40	\$368,159,200	\$367,957,400	-0.05%
55-50	\$265,137,500	\$265,197,500	0.02%
55-70	\$183,207,500	\$184,810,600	0.88%
55-80	\$157,157,400	\$157,205,000	0.03%
55-90	\$407,019,700	\$409,803,600	0.68%
Total	\$2,456,477,600	\$2,460,616,200	0.17%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood. The following list is sorted by date (newest to oldest):

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	040	202104	9162	182,501	3091619	\$4,500,000	12/24/20	\$24.66	BARKSHIRE PANEL SYSTEMS	CE	Warehouse	4	Y	
055	070	750500	0900	41,125	3090691	\$934,525	12/16/20	\$22.72	VACANT LAND -- EXCESS HWY R/W	PD	Vacant(Single-family)	1	Y	
055	080	201140	0524	54,279	3074635	\$475,000	10/06/20	\$8.75	Yard Storage for boats	D-C	Vacant(Commercial)	1	Y	
055	090	092204	9166	32,546	3067005	\$92,000	08/27/20	\$2.83	Vacant Commercial	B-P	Vacant(Commercial)	1	Y	
055	090	551400	0030	294,811	3050512	\$2,750,000	06/04/20	\$9.33	VACANT COMMERCIAL	MCR	Vacant(Commercial)	2	Y	
055	040	202104	9171	29,714	3049915	\$450,000	06/01/20	\$15.14	VACANT LAND	CE	Vacant(Industrial)	2	Y	
055	020	092104	9310	203,922	3040496	\$160,000	03/24/20	\$0.78	VACANT COMMERCIAL (WETLAND)	CB	Vacant(Single-family)	1	Y	
055	090	250060	0080	76,674	3037596	\$4,500,000	03/09/20	\$58.69	former KOST AUTO SALES	PR-C	Auto Showroom and Lot	1	Y	
055	030	202104	9166	108,021	3036013	\$200,000	02/27/20	\$1.85	VACANT COMMERCIAL	OP	Vacant(Commercial)	1	Y	
055	050	873198	3370	8,276	3029826	\$150,000	01/13/20	\$18.12	TWIN LAKES GOLF AND COUNTRY	RS7.2	Golf Course	1	Y	
055	090	152204	9059	118,919	3026686	\$2,794,126	12/18/19	\$23.50	VACANT COMMERCIAL	MCR	Single Family(C/I Zone)	1	Y	
055	090	152204	9103	13,500	3026687	\$195,000	12/18/19	\$14.44	VACANT LAND	MCR	Vacant(Commercial)	1	Y	
055	020	092104	9160	85,378	3024813	\$1,200,000	12/05/19	\$14.06	SINGLE FAMILY RESIDENCE	OP	Single Family(C/I Zone)	1	Y	
055	020	092104	9140	99,317	3024473	\$826,500	12/04/19	\$8.32	SINGLE FAMILY RESIDENCE (INTER)	CBP	Single Family(C/I Zone)	1	Y	
055	020	092104	9187	91,040	3024471	\$1,850,000	12/04/19	\$20.32	DUPLEX RESIDENCE	CBP	Duplex	1	Y	
055	020	092104	9206	14,670	3024472	\$600,000	12/04/19	\$40.90	VACANT COMMERCIAL	CBP	Vacant(Commercial)	1	Y	
055	020	092104	9316	414,034	3024474	\$1,850,000	12/04/19	\$4.47	VACANT COMMERCIAL	CBP	Vacant(Multi-family)	2	Y	
055	020	042104	9007	26,233	3016540	\$850,000	10/20/19	\$32.40	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	050	122103	9147	134,715	3007924	\$75,000	08/26/19	\$0.56	VACANT COMMERCIAL	PO	Vacant(Commercial)	1	Y	
055	040	202104	9080	64,364	2997197	\$725,000	06/28/19	\$11.26	VACANT LAND	BC	Vacant(Industrial)	1	Y	
055	010	092104	9121	33,909	2994813	\$900,000	06/11/19	\$26.54	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	090	152204	9053	99,088	2992311	\$2,550,000	06/05/19	\$25.73	ESPRESSO & RV PARKING	IP	Parking(Commercial Lot)	1	Y	
055	090	212204	9084	30,946	2990246	\$350,000	05/14/19	\$11.31	VACANT COMMERCIAL	MTC-1	Parking(Commercial Lot)	1	Y	
055	070	236800	0040	57,648	2986567	\$1,040,000	05/06/19	\$18.04	ABC NURSERY & GREENHOUSE	BN	Greenhse/Nrsry/Hort Svc	1	Y	
055	070	375160	4017	99,770	2983400	\$980,000	04/17/19	\$9.82	VACANT LAND	NB	Vacant(Commercial)	5	Y	
055	040	292104	9048	226,115	2973092	\$2,880,000	02/05/19	\$12.74	VACANT COMMERCIAL	CE	Vacant(Commercial)	3	Y	
055	040	202104	9027	704,801	2967945	\$2,350,000	12/19/18	\$3.33	4 RESIDENCES USED AS RENTALS	CE	Single Family(Res Use/Zor)	1	Y	
055	090	152204	9171	42,290	2966075	\$1,000,000	12/11/18	\$23.65	VACANT COMMERCIAL	MTC-2	Vacant(Multi-family)	1	Y	
055	090	250060	0605	56,239	2962407	\$1,349,700	11/15/18	\$24.00	LA PLAZA - Secondary	H-C	Shopping Ctr(Nghbrhood)	4	Y	
055	050	873198	0010	8,712	2960255	\$155,000	10/29/18	\$17.79	TWIN LAKES GOLF AND COUNTRY	RS7.2	Golf Course	1	Y	
055	040	202104	9021	25,585	2959177	\$565,000	10/22/18	\$22.08	Vacant Commercial	CE	Single Family(C/I Zone)	1	Y	
055	050	132103	9002	87,067	2942935	\$385,000	07/09/18	\$4.42	VACANT COMMERCIAL	PO	Vacant(Commercial)	2	Y	
055	010	092104	9248	23,250	2934243	\$2,400,000	06/01/18	\$103.23	SHELL FOOD MART	CC-C	Conv Store with Gas	1	Y	
055	050	082104	9074	175,378	2934702	\$500,000	06/01/18	\$2.85	VACANT COMMERCIAL	BN	Vacant(Commercial)	3	Y	
055	040	768190	0030	53,643	2926119	\$490,000	04/20/18	\$9.13	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	020	042104	9062	109,335	2925688	\$365,000	04/18/18	\$3.34	VACANT LAND	RM3600	Vacant(Commercial)	1	Y	
055	020	768280	0011	58,197	2925440	\$841,888	04/06/18	\$14.47	VACANT LAND	C-C	Vacant(Commercial)	1	Y	
055	090	551400	0020	387,736	2922016	\$3,000,000	03/30/18	\$7.74	VACANT COMMERCIAL	MCR	Vacant(Commercial)	4	Y	
055	050	252103	9010	96,180	2914438	\$975,000	02/07/18	\$10.14	VACANT COMMERCIAL	BN	Vacant(Commercial)	1	Y	

Ratio Analysis

- Number of Sales: 106
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 55, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 1,928,100	\$ 2,043,400	94.40%	16.60%	24.11%	0.99%
2021 Value	\$ 1,973,600	\$ 2,043,400	96.60%	15.77%	23.63%	0.98%
Change	\$ 45,500		2.20%	-0.83%	-0.48%	-0.01%
% Change	2.36%		2.33%	-5.00%	-1.99%	-1.01%

*COD is a measure of uniformity, and lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,294 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
	Use	Unit of Measure
Banks	\$184 - \$370	Per Sq Ft
Commercial Condominium Units	\$135 - \$300	Per Sq Ft
Convenience/Mini-Convenience	\$200 - \$310	Per Sq Ft
Daycare Centers	\$150 - \$240	Per Sq Ft
Medical/Dental	\$160 - \$275	Per Sq Ft
Mobile Home Park	\$60K - \$105K	Per Pad
Office	\$135 - \$250	Per Sq Ft
Retail/Restaurant	\$135 - \$220	Per Sq Ft
Service Garage	\$150 - \$220	Per Sq Ft
Basement (Unfinished/Finished)	\$50 - \$100	Per Sq Ft

Total Value

Application of the recommended values for the 2021 assessment year for Geographic Area 55 results in a total change of +0.69% from the 2020 assessment. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,352,576,660	\$3,375,998,558	\$23,421,898	+0.69%

Area 55 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

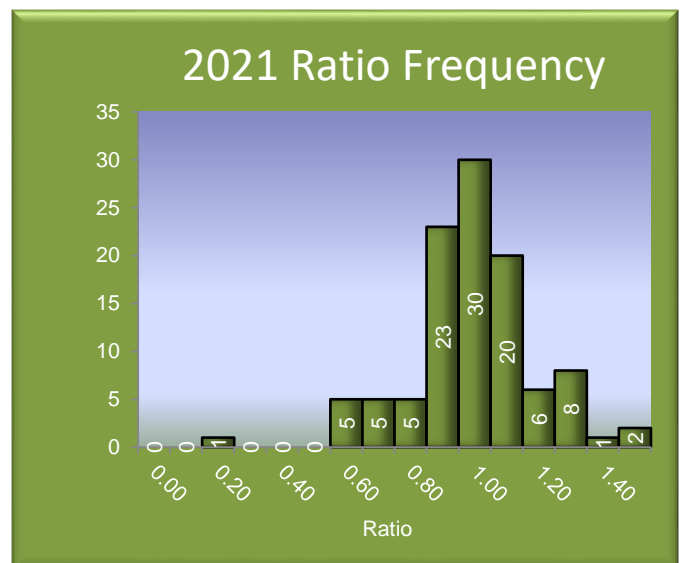
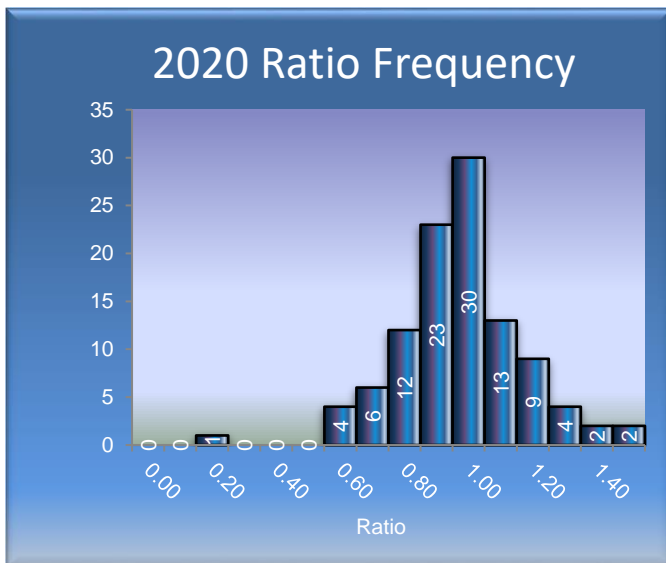
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	106
Mean Assessed Value	1,928,100
Mean Adj. Sales Price	2,043,400
Standard Deviation AV	3,378,399
Standard Deviation SP	2,840,606
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.940
Weighted Mean Ratio	0.944
UNIFORMITY	
Lowest ratio	0.1040
Highest ratio:	2.0524
Coefficient of Dispersion	16.60%
Standard Deviation	0.2248
Coefficient of Variation	24.11%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	106
Mean Assessed Value	1,973,600
Mean Sales Price	2,043,400
Standard Deviation AV	3,457,911
Standard Deviation SP	2,840,606
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.951
Weighted Mean Ratio	0.966
UNIFORMITY	
Lowest ratio	0.1040
Highest ratio:	2.0679
Coefficient of Dispersion	15.77%
Standard Deviation	0.2241
Coefficient of Variation	23.63%
Price Related Differential (PRD)	0.98



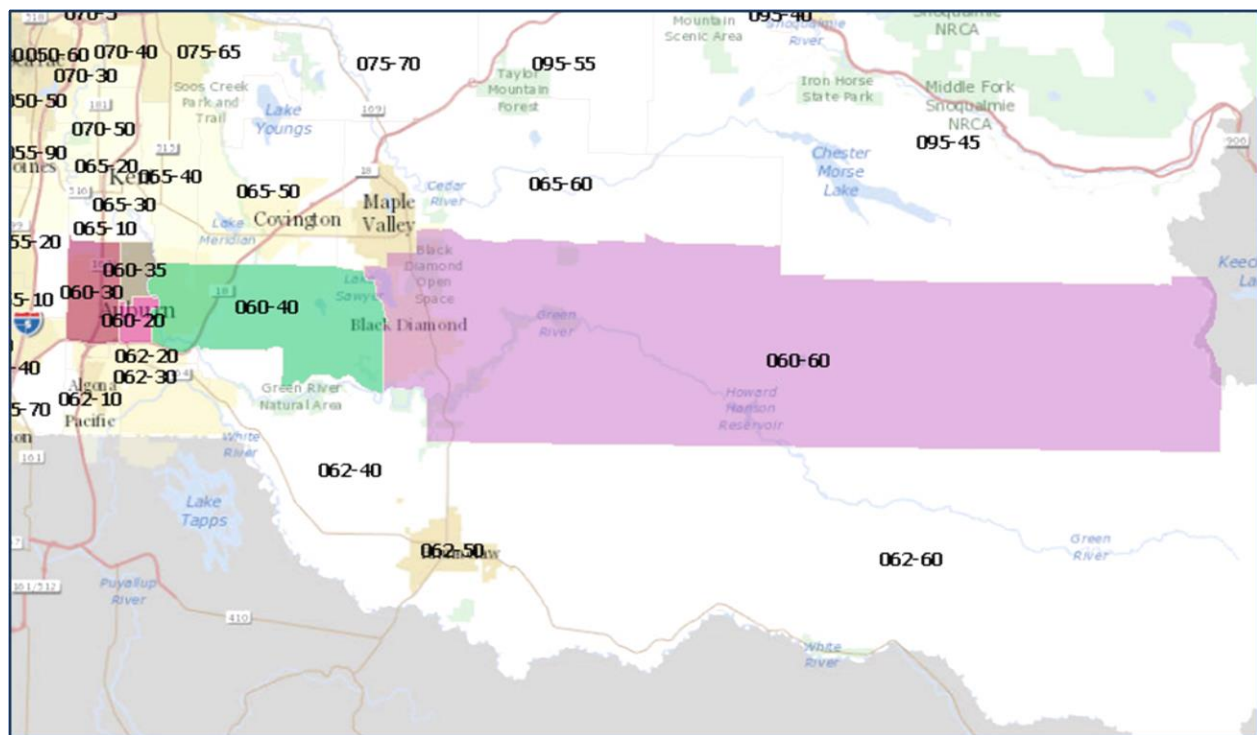
Area 60

Name

- **Area 60:** North Auburn / Black Diamond

Boundaries:

- **North** – The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south to SE 288th Street, then due east to the Black Diamond city limits. It goes along SE 28th Street through a corner of Maple Valley and then along the Kent-Kangley Road to the Cascade Crest.
- **South** – The southern Boundary runs west through Flaming Geyser State Park, then follows SE 384th Street until it meets State Highway 18. It follows that highway as it turns west to form the southern boundary.
- **East** - The eastern boundary is the Cascade Crest.
- **West** - The western boundary is 51st Avenue South.



Land Value

Overall land values in Area 60 increased by 5.42%. The geographical area of North Auburn/Black Diamond experienced a change in its land valuation due to the high demand for primarily industrial zoned parcels. The total recommended assessed land value for the 2021 assessment year is \$1,286,880,500 and increases from the 2020 assessment by +5.42%.

The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
60-20	\$222,413,100	\$227,332,900	2.21%
60-30	\$449,256,000	\$461,092,100	2.63%
60-35	\$303,531,800	\$338,911,900	11.66%
60-40	\$112,300,800	\$118,782,600	5.77%
60-60	\$133,267,400	\$140,761,000	5.62%
Total	\$1,220,769,100	\$1,286,880,500	+5.42%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	060	112106	9008	1,363,863	2942592	\$6,562,500	07/10/18	\$4.81	F.A.T.S. (Foreign Auto & Truck Svc) -	B/IP	Service Building	1	Y	
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	COMPUTER SOLUTIONS	C1	Retail Store	1	Y	
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	VACANT COMMERCIAL	C3	Vacant(Commercial)	1	Y	
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	COPPER GATE APARTMENT SITE	C4	Vacant(Multi-family)	5	Y	
060	060	084400	1365	8,175	2958095	\$125,000	10/10/18	\$15.29	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y	
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y	
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y	
060	030	391500	0155	12,000	2947188	\$125,000	08/06/18	\$10.42	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y	
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y	

Ratio Analysis

- Number of Sales: 72
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 60, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 2,116,800	\$ 2,499,800	84.70%	16.84%	22.76%	1.02%
2021 Value	\$ 2,288,500	\$ 2,499,800	91.50%	15.25%	19.87%	1.00%
Change	\$ 171,700		6.80%	-1.59%	-2.89%	-0.02%
% Change	8.11%		8.03%	-9.44%	-12.70%	-1.96%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,266 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
	Use	Unit of Measure
Converted Single Family Houses	\$160 - \$175	Per Sq Ft
Warehouse Condominiums	\$180 - \$200	Per Sq Ft
Daycare Centers	\$110 - \$350	Per Sq Ft
Airport Hangars	\$80 - \$90	Per Sq Ft
Mobile Home Parks	\$50,000 - 80,000	Per Pad

Total Value

Application of the recommended values for the 2021 assessment year results in a total change from the 2020 assessments of +3.97% in Geographic Area 60. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$2,148,122,400	\$2,233,433,100	\$85,310,700	+3.97%

Area 60 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

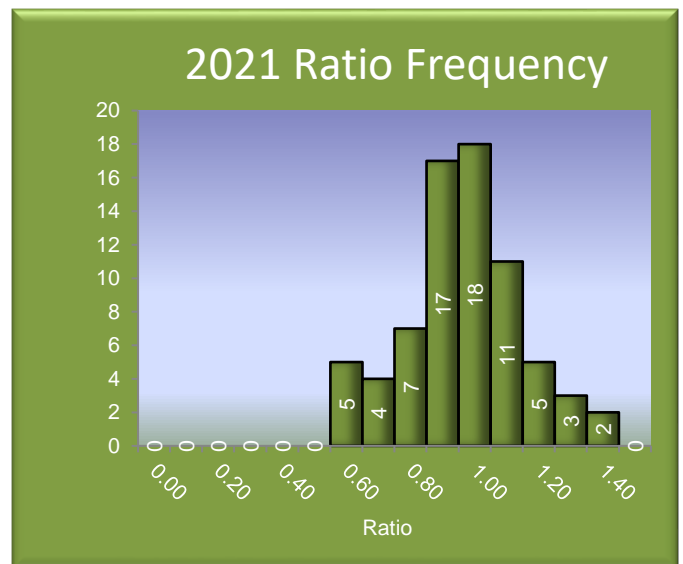
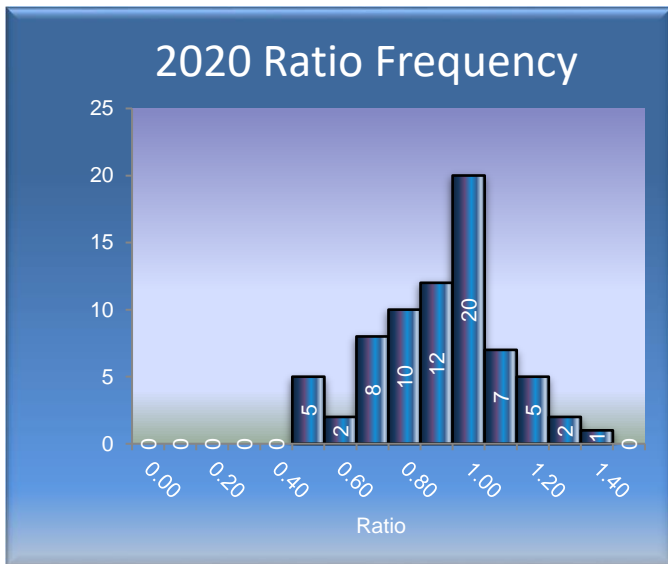
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	72
Mean Assessed Value	2,116,800
Mean Adj. Sales Price	2,499,800
Standard Deviation AV	3,845,597
Standard Deviation SP	4,371,570
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.863
Median Ratio	0.897
Weighted Mean Ratio	0.847
UNIFORMITY	
Lowest ratio	0.4171
Highest ratio:	1.3032
Coefficient of Dispersion	16.84%
Standard Deviation	0.1964
Coefficient of Variation	22.76%
Price Related Differential (PRD)	1.02

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	72
Mean Assessed Value	2,288,500
Mean Sales Price	2,499,800
Standard Deviation AV	4,133,089
Standard Deviation SP	4,371,570
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.919
Median Ratio	0.937
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.5151
Highest ratio:	1.3680
Coefficient of Dispersion	15.25%
Standard Deviation	0.1826
Coefficient of Variation	19.87%
Price Related Differential (PRD)	1.00



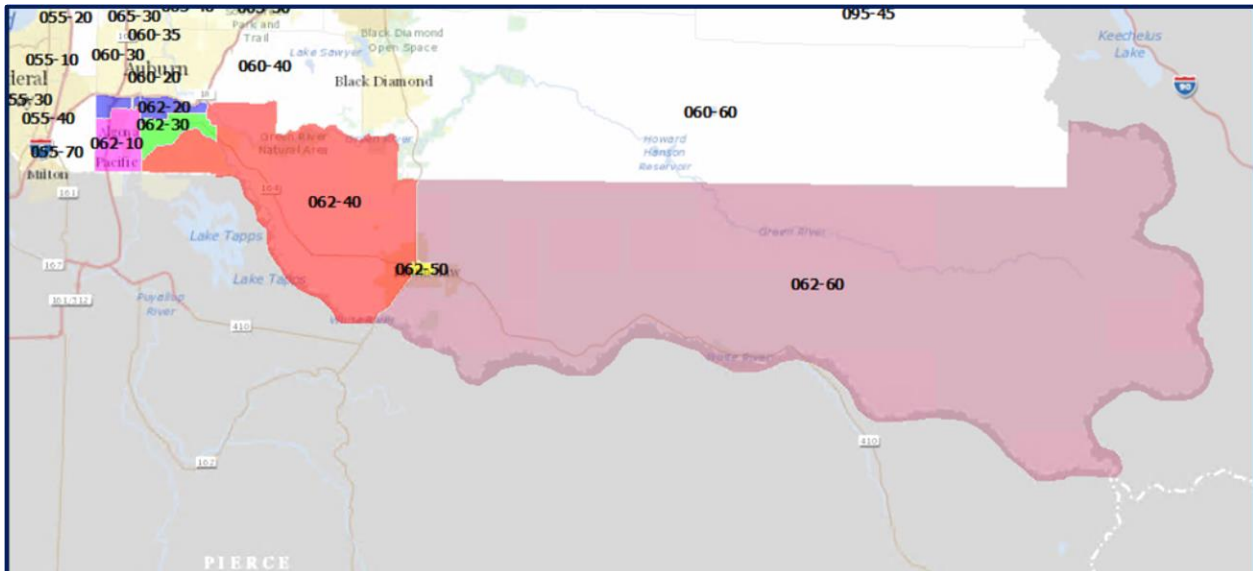
Area 62

Name

- **Area 62:** Southeast King County

Boundaries:

- **North** – State Route 18 and the Green River
- **South** – King / Pierce County Line
- **East** - King / Kittitas/ Yakima County Line
- **West** - West Valley Highway



Land Value

Overall land values in Area 62 increased by 13.60%. Southeast King County experienced significant land value increases in industrial and multifamily properties. The Kent Valley serves as a central industrial hub with easy access by truck, plane, or rail. In addition, though single-family and multifamily housing increased, so did market demand for more affordable housing. Thus, the number of multifamily properties grew. The total recommended land value for the 2021 assessment year is \$1,251,804,000.

Below is a table that shows the percentage change in land value by neighborhood. This table includes all properties in Area 62, including government-owned and specialty parcels.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2020 Land Value	% Change
62-10	\$334,797,200	\$397,894,500	18.85%
62-20	\$267,234,100	\$299,728,400	12.16%
62-30	\$184,606,800	\$209,926,200	13.72%
62-40	\$121,909,500	\$138,227,900	13.39%
62-50	\$61,724,700	\$68,203,900	10.50%
62-60	\$131,699,100	\$137,823,100	4.65%
Total	\$1,101,971,400	\$1,251,804,000	13.60%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
062	010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	VACANT LAND/SLOPE HILLSIDE	C-3	1	Y
062	010	352104	9076	341,945	2993326	\$4,640,337	06/12/19	\$13.57	VACANT INDUSTRIAL	IL	3	Y
062	010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	VACANT / WETLANDS	HC	1	Y
062	010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	VACANT COMMERCIAL	HC	4	Y
062	020	132104	9047	69,139	2912453	\$2,175,000	01/11/18	\$31.46	TEAR DOWN	C3	1	26
062	020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	POTTERY MFG	C3	2	Y
062	020	232104	9013	192,421	3014370	\$1,287,500	10/08/19	\$6.69	VACANT COMMERCIAL - SLOPE	C3	1	Y
062	020	232104	9042	20,743	2964759	\$39,975	12/03/18	\$1.93	IRREGULAR VACANT COMMERCIAL	C3	1	Y
062	020	242104	9068	498,762	3025702	\$9,500,000	12/16/19	\$19.05	SUPERVALUE WAREHOUSE	M2	1	Y
062	030	192105	9028	37,700	2969451	\$355,000	01/02/19	\$9.42	VACANT LAND	C3	1	Y
062	030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	VACANT LAND	C3	1	Y
062	030	869520	0040	74,985	2933039	\$1,000,000	05/23/18	\$13.34	SFR ON COMMERCIAL LAND	C3	2	Y
062	040	232006	9315	91,696	2960955	\$400,000	11/02/18	\$4.36	VACANT LAND	GO	1	Y
062	040	312105	9068	54,885	2937426	\$450,000	06/19/18	\$8.20	VACANT MULTIFAMILY	R20	1	Y
062	040	352105	9031	17,985	2973439	\$70,000	02/12/19	\$3.89	COOPERS CORNER	RA10	1	Y
062	050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	VACANT LAND	LI	1	Y
062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	1	Y
062	050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	Vacant Commercial Land Former (CB2	1	Y
062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	3	Y
062	060	192007	9123	104,000	3018271	\$625,000	10/24/19	\$6.01	VACANT LAND	LI	1	Y
062	060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	QUARRY MINE	MP	4	Y

Ratio Analysis

- Number of Sales Utilized for valuation: 46
- Number of Sales Utilized in ratio study: 42
- Range of Sales Dates: 1/1/2018- 1/31/2021

Below is the ratio study for Area 62, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2020 Value	\$ 1,452,300	\$ 1,842,200	78.80%	14.27%	18.51%	1.05%
2021 Value	\$ 1,701,800	\$ 1,842,200	92.40%	6.73%	9.24%	1.00%
Change	\$ 249,500		13.60%	-7.54%	-9.27%	-0.05%
% Change	17.18%		17.26%	-52.84%	-50.08%	-4.76%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 715 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Market Value Used in Area 62 for 2021 Revalue		
Use	Value Range	Unit of Measure
Office Condos	\$165-\$200	Per Sq Ft
Daycares	\$175-\$225	Per Sq Ft
Converted SFR	\$175-\$300	Per Sq Ft
Warehouse Condos	\$100-\$140	Per Sq Ft
Mobile Home Park	\$40,000 to \$100,000	Price per pad

Total Value

Application of the recommended values for the 2021 assessment year of Area 62 results in a total change from the 2020 assessments of +10.74%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$1,642,807,525	\$1,819,285,200	\$176,477,675	+10.74%

Area 62 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

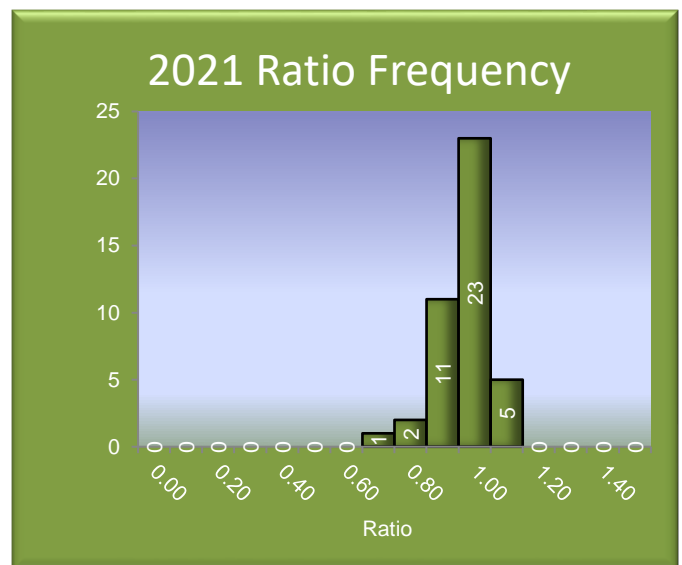
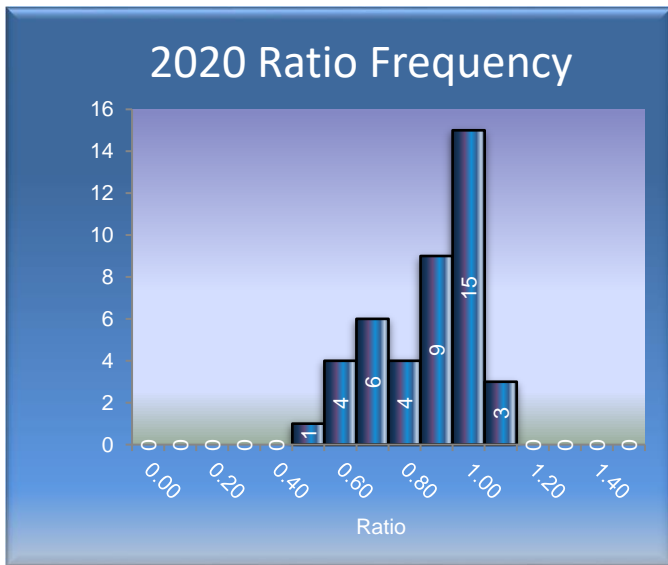
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	42
<i>Mean Assessed Value</i>	1,452,300
<i>Mean Adj. Sales Price</i>	1,842,200
<i>Standard Deviation AV</i>	1,454,481
<i>Standard Deviation SP</i>	1,951,049
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.830
<i>Median Ratio</i>	0.880
<i>Weighted Mean Ratio</i>	0.788
UNIFORMITY	
<i>Lowest ratio</i>	0.4905
<i>Highest ratio:</i>	1.0488
<i>Coefficient of Dispersion</i>	14.27%
<i>Standard Deviation</i>	0.1537
<i>Coefficient of Variation</i>	18.51%
<i>Price Related Differential (PRD)</i>	1.05

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	42
<i>Mean Assessed Value</i>	1,701,800
<i>Mean Sales Price</i>	1,842,200
<i>Standard Deviation AV</i>	1,848,005
<i>Standard Deviation SP</i>	1,951,049
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.926
<i>Median Ratio</i>	0.949
<i>Weighted Mean Ratio</i>	0.924
UNIFORMITY	
<i>Lowest ratio</i>	0.6685
<i>Highest ratio:</i>	1.0653
<i>Coefficient of Dispersion</i>	6.73%
<i>Standard Deviation</i>	0.0855
<i>Coefficient of Variation</i>	9.24%
<i>Price Related Differential (PRD)</i>	1.00



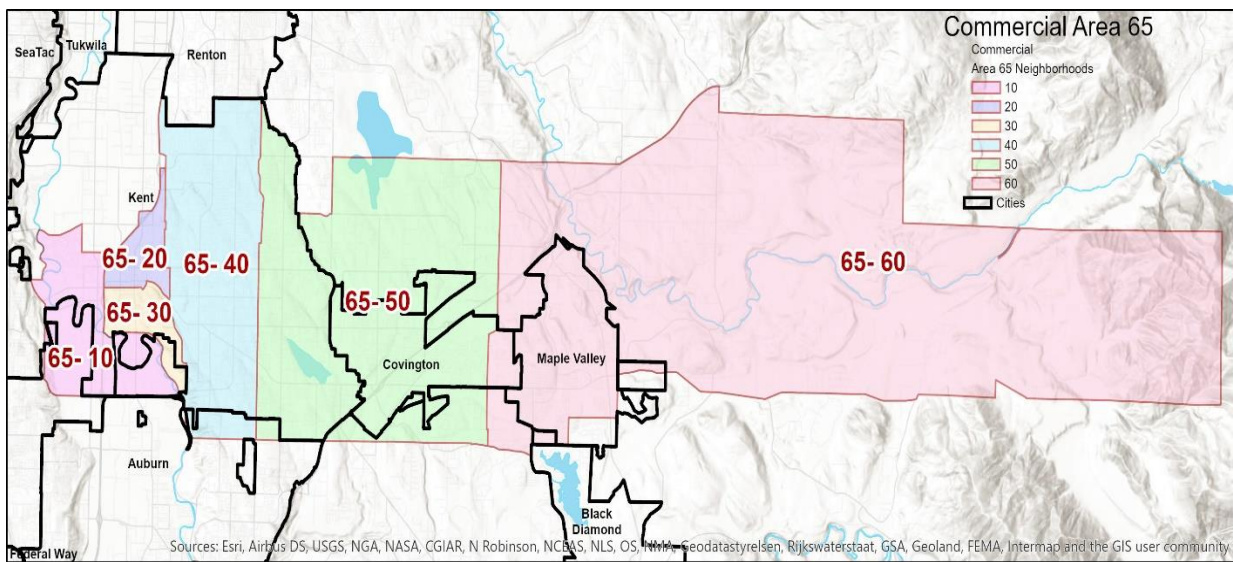
Area 65

Name

- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County

Boundaries:

- **North** – SE 192nd St and SE 216
- **South** – The Green River, SE 288th St, and SE Kent Kangley Road
- **East** - King / Kittitas County Line
- **West** - Kent- Des Moines Rd, Lake Fenwick, and State Route 167



Land Value

Overall land values in Area 65 increased by 2.37%. The Geographical area of Maple Valley experienced the most substantial change in its land valuation due to redevelopment. Recent studies by the city of Maple Valley have indicated demand for even more commercial development, and land sales seem to reflect that. The total recommended land value for the 2021 assessment year is \$2,430,942,400, increasing from the 2020 assessment by +2.37%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
65-10	\$518,558,200	\$527,798,200	1.78%
65-20	\$291,495,200	\$292,008,400	0.18%
65-30	\$159,501,800	\$162,838,000	2.09%
65-40	\$592,935,160	\$595,236,100	0.39%
65-50	\$467,448,600	\$483,950,700	3.53%
65-60	\$344,659,900	\$369,111,000	7.09%
Total	\$2,374,598,860	\$2,430,942,400	2.37%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	232204	9014	6,534	3006228	\$11,000	08/14/19	\$1.68	VACANT SFR AGRICULTURAL LAND	SR-1	1	Y	
065	010	346280	0075	206,100	2981566	\$4,972,084	04/10/19	\$24.12	VACANT INDUSTRIAL LAND	M1	1	Y	
065	010	383200	0400	34,753	2927543	\$350,000	04/27/18	\$10.07	VACANT COMMERCIAL LAND	GC-MU	2	Y	
065	020	132204	9001	58,358	3012742	\$1,590,000	09/26/19	\$27.25	VACANT INDUSTRIAL LAND	M1-C	2	Y	
065	020	982570	0285	16,200	2952432	\$650,000	09/12/18	\$40.12	PHOENIX BLDG- MAGGIE'S	DCE	1	Y	Sold with 3 tear down buildings
065	040	162205	9113	174,240	3026577	\$4,500,000	12/18/19	\$25.83	KENT EAST HILL NURSERY	NCC	1	Y	
065	040	202205	9061	191,046	2991332	\$1,958,857	05/29/19	\$10.25	VACANT LAND	CC-MU	1	Y	
065	040	202205	9061	191,046	2991331	\$1,730,260	05/29/19	\$9.06	VACANT LAND	CC-MU	1	Y	
065	040	783080	0431	35,962	2923611	\$515,000	04/03/18	\$14.32	VACANT	CC-MU	1	Y	
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	CC-MU	2	Y	
065	050	202206	9011	280,447	3005123	\$500,000	08/14/19	\$1.78	Vacant Land for future Tilt-up	RA5	1	Y	
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY VACANT LAND / TEAR DOWN (SPLIT ZONE)	R6	4	Y	
065	050	302206	9014	666,686	3006046	\$4,250,000	08/20/19	\$6.37	VACANT LAND	MC	1	Y	
065	050	352205	9019	491,356	3012867	\$2,999,900	09/18/19	\$6.11	VACANT LAND	I	1	Y	
065	050	362205	9024	25,262	3015199	\$212,000	10/09/19	\$8.39	VACANT LAND	MHO	1	Y	
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	1	Y	
065	060	112106	9089	246,901	2928527	\$550,000	05/03/18	\$2.23	VACANT LAND	CC	2	Y	
065	060	162206	9008	159,865	2915115	\$3,600,000	02/15/18	\$22.52	TAMARACK EQUIP SALES	REC	1	Y	
065	060	162206	9030	103,237	2941509	\$1,150,000	07/10/18	\$11.14	VACANT LAND	CB	1	Y	
065	060	162206	9034	130,680	2944160	\$1,450,000	07/24/18	\$11.10	VACANT	CB	1	Y	
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	2	Y	
065	060	162206	9162	35,810	2924167	\$398,500	04/06/18	\$11.13	VACANT LAND	REC	1	Y	

Ratio Analysis

- Number of Sales: 68
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 65, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 2,176,500	\$ 2,554,700	85.20%	13.22%	18.82%	1.06%
2021 Value	\$ 2,381,200	\$ 2,554,700	93.21%	6.82%	9.83%	1.02%
Change	\$ 204,700		8.01%	-6.40%	-8.99%	-0.04%
% Change	9.41%		9.40%	-48.41%	-47.77%	-3.77%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 979 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Sale Price Unit Value Ranges		
Use	Value Range	Unit of Measure
Daycares	\$185 - \$250	Per Sq Ft
Converted SFR	\$120 - \$310	Per Sq Ft
Offices / Retail < 4,000 SqFt	\$120 - \$310	Per Sq Ft
Mobile Home Park	\$85,000 to \$113,000	Price per pad

Total Value

Application of the recommended values for the 2021 assessment year of Area 65 results in a total change from the 2020 assessments of +.75%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value - Area 65			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,253,660,200	\$3,278,116,200	\$24,456,000	+0.75%

Area 65 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

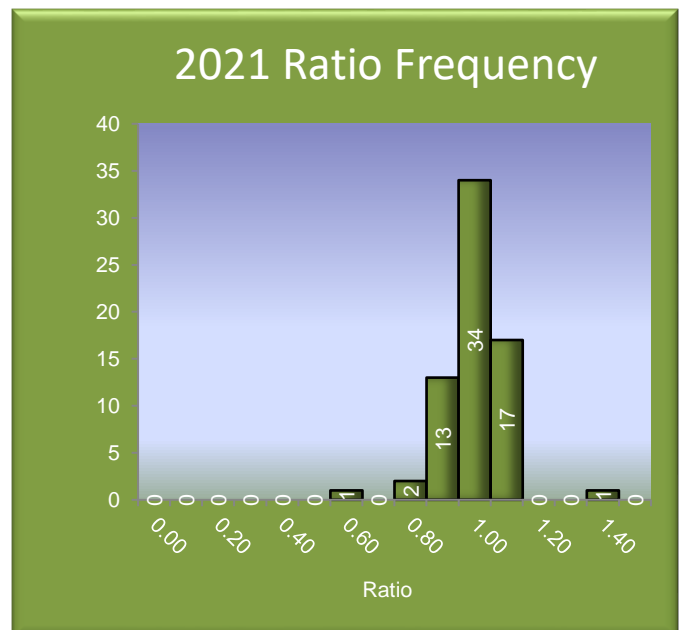
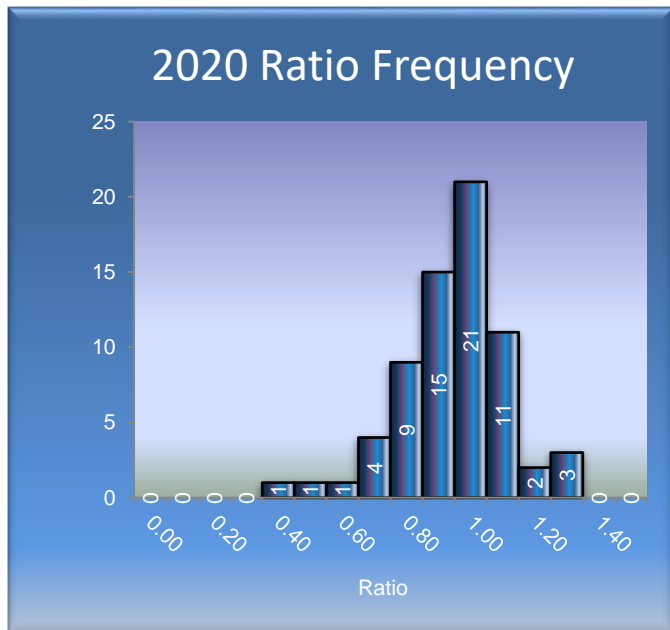
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	68
Mean Assessed Value	2,176,500
Mean Adj. Sales Price	2,554,700
Standard Deviation AV	3,360,121
Standard Deviation SP	4,233,677
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.900
Median Ratio	0.914
Weighted Mean Ratio	0.852
UNIFORMITY	
Lowest ratio	0.3577
Highest ratio:	1.2910
Coefficient of Dispersion	13.22%
Standard Deviation	0.1694
Coefficient of Variation	18.82%
Price Related Differential (PRD)	1.06

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	68
Mean Assessed Value	2,381,200
Mean Sales Price	2,554,700
Standard Deviation AV	3,769,890
Standard Deviation SP	4,233,677
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.954
Median Ratio	0.964
Weighted Mean Ratio	0.932
UNIFORMITY	
Lowest ratio	0.6000
Highest ratio:	1.3405
Coefficient of Dispersion	6.82%
Standard Deviation	0.0938
Coefficient of Variation	9.83%
Price Related Differential (PRD)	1.02



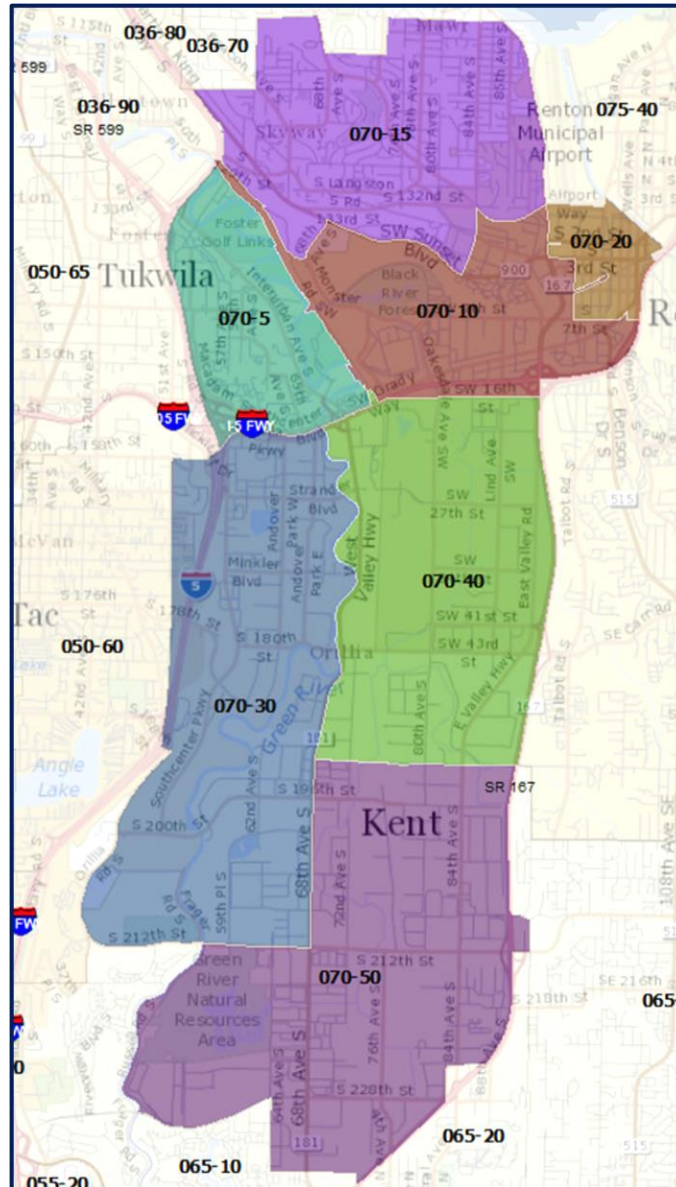
Area 70

Name

- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter, and North Kent Valley

Boundaries:

- **North** – South 112th Street, Skyway
- **South** – South 236th Street, Kent
- **East** - SR 167
- **West** – Interstate 5



Land Value

Overall land values in Area 70 increased by 10.14%. The Geographical area made up of Skyway, the Renton CBD, SW Renton, Tukwila Southcenter, and the North Kent Valley experienced a significant change due to demand for industrial zonings I1, I2, and I3 as well as demand for TUC zoning on account of new development near the Westfield Shopping Mall. The total recommended assessed land value for the 2021 assessment year is \$5,726,744,722, increasing from the 2021 assessment by +10.14%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
70-05	\$172,257,200	\$184,648,900	7.19%
70-10	\$621,391,700	\$671,517,400	8.07%
70-15	\$155,841,000	\$165,887,200	6.45%
70-20	\$227,160,900	\$231,078,800	1.72%
70-30	\$1,424,875,456	\$1,612,397,656	13.16%
70-40	\$1,130,756,400	\$1,205,006,800	6.57%
70-50	\$1,467,067,266	\$1,656,207,966	12.89%
Total	\$5,199,349,922	\$5,726,744,722	10.14%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	1	Y	
070	005	336590	0830	73,500	3027322	\$3,000,000	12/17/19	\$40.82	Horizon Ford Office	RCM	4	Y	
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEAR	C/LI	5	Y	
070	010	000720	0123	15,007	2957869	\$715,000	10/09/18	\$47.64	Retail appliance store	CA	2	Y	
070	010	334040	4945	6,482	2941943	\$155,000	07/02/18	\$23.91	VACANT LAND	IM	1	Y	
070	015	000140	0012	18,552	2958322	\$97,700	10/19/18	\$5.27	VACANT MFR LAND (PARKING)	R24	1	Y	
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	1	Y	
070	015	214480	0285	180,827	2912742	\$1,350,000	01/25/18	\$7.47	VACANT MFR LAND	R-14	5	Y	
070	015	217200	0685	55,860	2920213	\$200,000	03/20/18	\$3.58	VACANT MFR LAND	R24	1	Y	
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	2	Y	
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	2	Y	
070	020	172305	9069	21,100	2929797	\$592,000	05/04/18	\$28.06	VACANT LAND	CD	1	Y	
070	020	172305	9136	21,300	2929798	\$598,000	05/01/18	\$28.08	4 PLEX	R-14	1	Y	
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4	Y	
070	020	182305	9115	16,330	2929796	\$466,000	05/01/18	\$28.54	Vacant Land	CD	2	Y	
070	020	722930	0580	16,000	2966671	\$775,000	12/13/18	\$48.44	VACANT LAND	CA	1	Y	
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	2	Y	
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	1	Y	
070	030	022204	9075	2,466,993	3029337	\$60,000,000	01/08/20	\$24.32	VACANT LAND	M1	14	Y	
070	030	022300	0045	49,535	3006254	\$3,500,000	08/20/19	\$70.66	Vacant Retail Building	TUC-TOD	1	Y	
070	030	022310	0080	52,134	2920581	\$4,200,000	03/21/18	\$80.56	Marvelle SouthCenter	TUC-TOD	1	Y	
070	030	022340	0070	140,205	2969048	\$6,200,000	01/04/19	\$44.22	FUTURE ELEMENT HOTEL	TUC-TOD	1	Y	
070	030	262304	9075	62,596	2918042	\$2,915,000	03/01/18	\$46.57	SOUTHCENTER CORPORATE SQUA	TUC-P	1	Y	
070	040	000580	0027	10,518	3005702	\$275,099	04/30/18	\$26.16	VACANT LAND (CELL TOWER)	TUC-TOD	1	Y	
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	1	Y	
070	040	252304	9007	64,445	3000199	\$1,750,000	07/10/19	\$27.15	The Chateau Event Center	TUC-TOD	1	Y	
070	040	252304	9027	17,832	3026664	\$395,000	12/09/19	\$22.15	SFR ON COMMERCIAL LAND	TUC-TOD	2	Y	
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	1	Y	
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	NW LANDSCAPING SERVICES	M2	1	Y	
070	050	062205	9125	554,863	2958800	\$12,652,460	10/24/18	\$22.80	TRI STATE CONSTRUCTION	M2	1	Y	
070	050	142204	9001	690,426	3088617	\$24,600,000	12/11/20	\$35.63	RECREATIONAL EQUIPMENT INC	M1	1	Y	
070	050	142204	9025	66,412	2969129	\$1,250,000	01/02/19	\$18.82	Vacant Land	M1	1	Y	
070	050	631500	0040	530,454	3077510	\$23,577,000	10/16/20	\$44.45	SAWDUST SUPPLY	M3	2	Y	
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	SFR ON INDUSTRIAL ZONED LAND	M1-C	1	Y	
070	050	775980	0030	34,213	2949003	\$580,000	07/25/18	\$16.95	VACANT INDUSTRIAL LAND	M1-C	1	Y	

Ratio Analysis

- Number of Sales: 89
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 70, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 4,279,500	\$ 4,568,000	93.70%	13.46%	22.09%	1.04%
2021 Value	\$ 4,447,400	\$ 4,568,000	97.40%	12.52%	17.72%	1.01%
Change	\$ 167,900		3.70%	-0.94%	-4.37%	-0.03%
% Change	3.92%		3.95%	-6.98%	-19.78%	-2.88%

*COD is a measure of uniformity, and lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,224 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Dental Office - Small	\$120 - \$310	Per Sq Ft
Mobile Home Parks	\$45,000 - \$100,000	Per Pad
Office Buildings - Small	\$120 - \$450	Per Sq Ft

Total Value

Application of the recommended values for the 2021 assessment year of Area 70 results in a total change from the 2020 assessments of +1.38%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$6,061,159,057	\$6,144,628,472	\$83,469,415	1.38%

Area 70 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

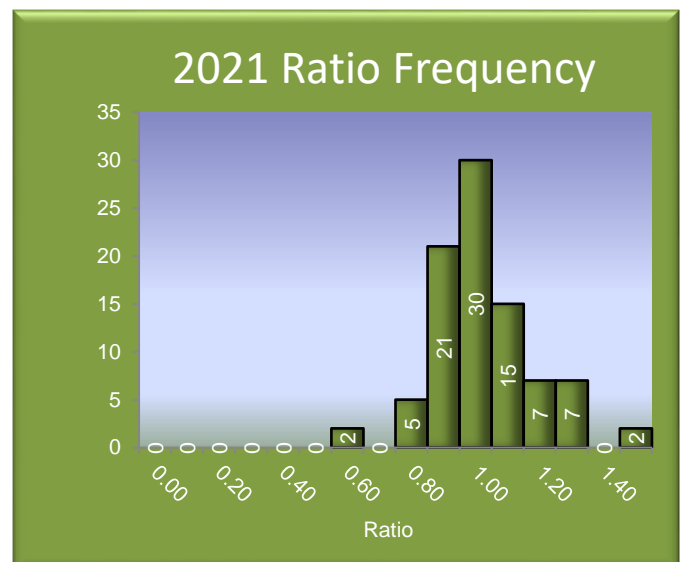
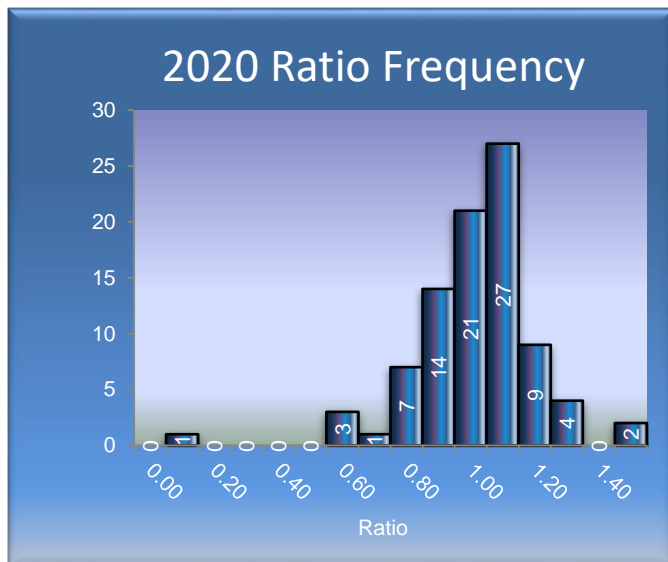
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	89
Mean Assessed Value	4,279,500
Mean Adj. Sales Price	4,568,000
Standard Deviation AV	3,717,543
Standard Deviation SP	4,020,927
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.970
Median Ratio	0.992
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.0911
Highest ratio:	2.0608
Coefficient of Dispersion	13.46%
Standard Deviation	0.2143
Coefficient of Variation	22.09%
Price Related Differential (PRD)	1.04

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	89
Mean Assessed Value	4,447,400
Mean Sales Price	4,568,000
Standard Deviation AV	3,933,124
Standard Deviation SP	4,020,927
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.979
Median Ratio	0.947
Weighted Mean Ratio	0.974
UNIFORMITY	
Lowest ratio	0.5317
Highest ratio:	1.7822
Coefficient of Dispersion	12.52%
Standard Deviation	0.1735
Coefficient of Variation	17.72%
Price Related Differential (PRD)	1.01



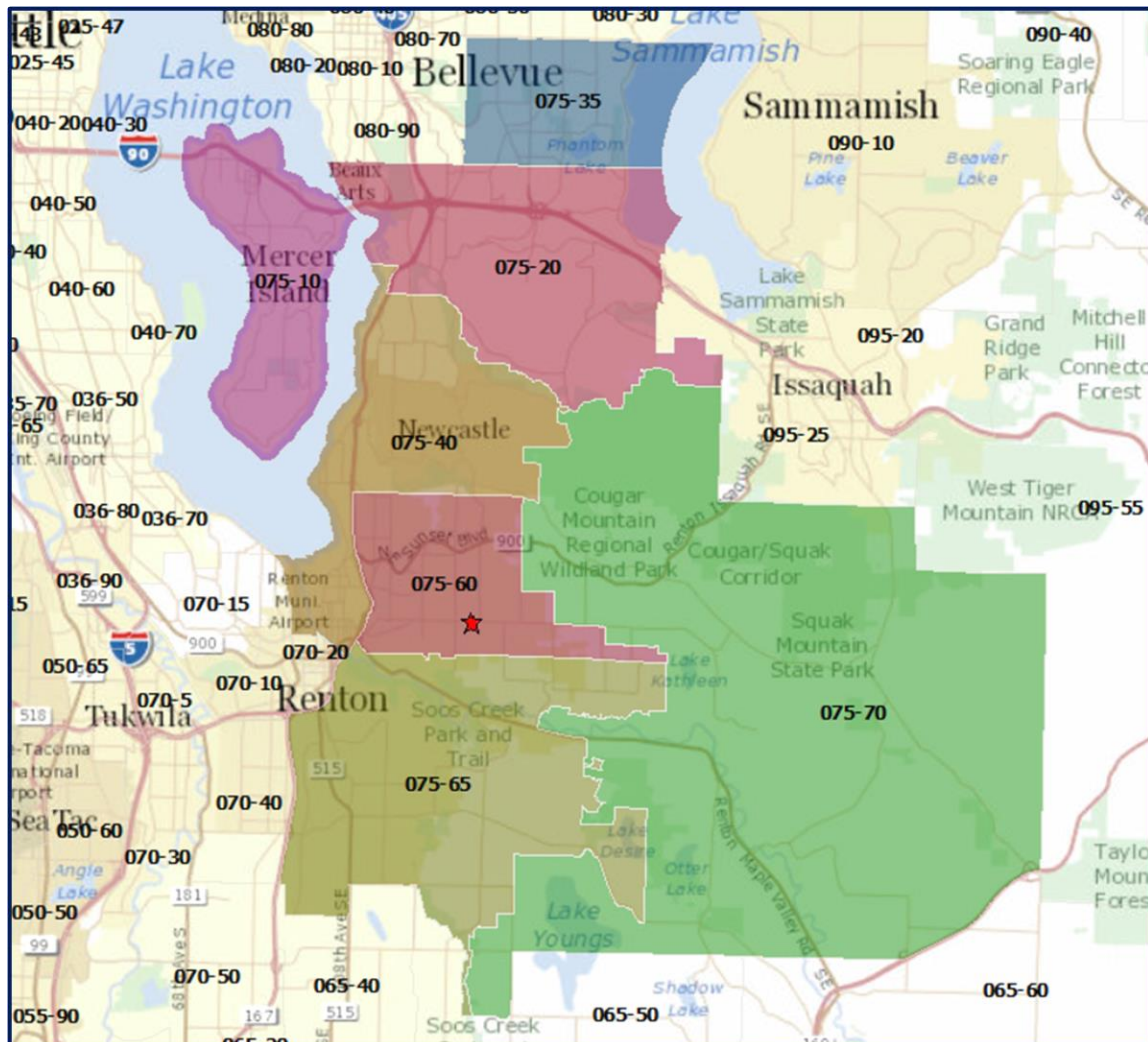
Area 75

Name

- **Area 75:** SE Lake Washington

Boundaries:

- **North** – SE 24th St to 132nd Ave NE to NE 8th St in Bellevue
- **South** – S 200th St and SE 208th Street
- **East** - West Lake Sammamish Parkway north of I-90 and Issaquah Hobart Rd SE to the south
- **West** - Mercer Island and Lake Washington, Bryn Mawr – Skyway, SR 167



Land Value

Overall land values in Area 75 increased by +1.43%. The Geographical area SE Lake Washington experienced a change in its land valuation due to recent sales activity and equalization of values. The total recommended assessed land value for the 2021 assessment year is \$5,600,046,685 and increases from the 2020 assessment by +1.43%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
75-10	\$957,236,350	\$973,022,300	1.65%
75-20	\$1,634,637,300	\$1,639,606,000	0.30%
75-35	\$441,270,800	\$442,958,600	0.38%
75-40	\$1,096,243,500	\$1,136,220,985	3.65%
75-60	\$491,076,400	\$500,058,000	1.83%
75-65	\$801,949,500	\$804,674,000	0.34%
75-70	\$98,628,900	\$103,506,800	4.95%
Total	\$5,521,042,750	\$5,600,046,685	+1.43%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	531510	1326	43,705	2938991	\$8,520,000	06/26/18	\$194.94	TEAR DOWN - RETAIL, RESTAURANT,	TC	1	Y	
075	010	531510	1445	44,006	3008476	\$12,000,000	08/30/19	\$272.69	TABIT SQUARE	TC	2	Y	
075	020	220150	1413	74,343	3050166	\$6,100,000	06/04/20	\$82.05	VEHICLE EMISSION	NMU	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GIERSCH LAW OFFICE	O	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	1	Y	
075	040	082305	9191	336,992	3026830	\$13,500,000	12/19/19	\$40.06	PUGET SOUND ENERGY- OPERATING	UC	1	Y	
075	040	088661	0010	596,013	3027876	\$27,500,000	12/30/19	\$46.14	VACANT COMMERCIAL LAND	UC	1	Y	
075	040	088661	0070	220,673	3025724	\$10,000,000	12/12/19	\$45.32	VACANT COMMERCIAL LAND	UC	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	1	Y	
075	060	102305	9068	24,095	2920323	\$400,000	03/08/18	\$16.60	SFR Teardown (Listed For Sale as Mix	CA	1	Y	
075	060	311990	0005	38,910	2916900	\$1,350,000	02/23/18	\$34.70	Vacant Multifamily Land	RM-F	3	Y	
075	060	518210	0011	73,694	2915647	\$1,550,000	01/29/18	\$21.03	Teardown on Commercial Land	CA	3	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTE	CV	5	Y	
075	065	272305	9043	40,946	2910105	\$1,750,000	01/03/18	\$42.74	VACANT GAS STATION	CB	1	Y	
075	065	292305	9017	60,669	3005140	\$2,670,000	08/14/19	\$44.01	Tear Down - Former KC FIRE DEPART	CA	2	Y	
075	065	292305	9110	11,918	3005139	\$1,049,000	08/14/19	\$88.02	WEST AND SONS TOWING	CA	1	Y	
075	065	302305	9109	39,488	2964061	\$1,450,000	11/26/18	\$36.72	VACANT LAND	CO	1	Y	
075	065	312305	9022	73,616	2938352	\$1,100,000	06/15/18	\$14.94	SFR TEARDOWN ON MULTIFAMILY LA	R-14	1	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	1	Y	
075	065	312305	9067	201,682	2933275	\$4,500,000	05/23/18	\$22.31	VACANT PARCEL	CO	2	Y	
075	065	322305	9079	90,696	2938952	\$102,000	06/25/18	\$1.12	VACANT LAND (TOPO IMPACTS)	R-4	1	Y	

Ratio Analysis

- Number of Sales: 47
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 75, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 4,512,700	\$ 4,959,500	91.00%	11.61%	16.52%	1.03%
2021 Value	\$ 4,689,300	\$ 4,959,500	94.60%	6.81%	8.98%	1.02%
Change	\$ 176,600		3.60%	-4.80%	-7.54%	-0.01%
% Change	3.91%		3.96%	-41.34%	-45.64%	-0.97%

*COD is a measure of uniformity, and lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,175 excluding specialties and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$150 - \$300	Per Sq Ft
Commercial Condominium Units	\$80- \$425	Per Sq Ft
Daycare Centers	\$210 - \$310	Per Sq Ft
Mobile Home Parks	\$75,000-\$125,000	Per Sq Ft

Total Value

Application of the recommended values for the 2021 assessment year of Area 75 results in a total change from the 2020 assessments of -00.42%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$5,577,428,500	\$5,554,008,735	-\$23,419,765	-0.42%

Area 75 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

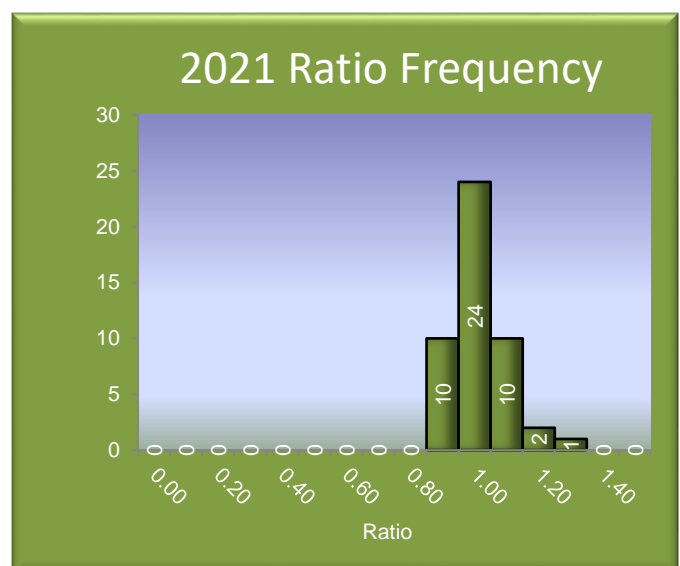
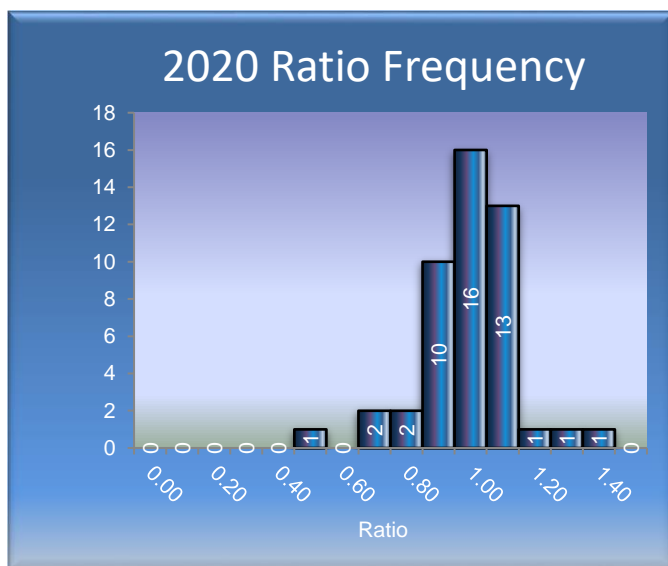
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	4,512,700
Mean Adj. Sales Price	4,959,500
Standard Deviation AV	6,793,981
Standard Deviation SP	7,200,509
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.952
Weighted Mean Ratio	0.910
UNIFORMITY	
Lowest ratio	0.4852
Highest ratio:	1.3833
Coefficient of Dispersion	11.61%
Standard Deviation	0.1550
Coefficient of Variation	16.52%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	4,689,300
Mean Sales Price	4,959,500
Standard Deviation AV	6,730,500
Standard Deviation SP	7,200,509
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.963
Median Ratio	0.949
Weighted Mean Ratio	0.946
UNIFORMITY	
Lowest ratio	0.8315
Highest ratio:	1.2023
Coefficient of Dispersion	6.81%
Standard Deviation	0.0865
Coefficient of Variation	8.98%
Price Related Differential (PRD)	1.02



South Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-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 following the findings of the physical inspection. Below is a list of the South Crew's number of physically inspected parcels for the 2021 assessment year. Inspections comprised 2,672 parcels, or approximately 19.46% of the 13,733 total parcels located in the South Crew (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	40	Central Highline	417	1,799	23.18%
55	50	Twin Lakes	152	1,885	8.06%
55	80	Des Moines	184	1,885	9.76%
60	35	Auburn North	496	1,771	28.01%
62	30	North White River	319	1,292	24.69%
65	50	Covington	281	1,515	18.55%
70	20	Renton CBD	362	2,033	17.81%
75	65	Benson Hill, Fairwood, Panther	461	1,553	29.68%
South Crew Physical Inspection Totals			2,672	11,848	22.55%

Conclusion

The total assessed value for the South Crew for the 2020 assessment year was \$26,760,787,892 and the total recommended assessed value for the 2021 assessment year is \$27,174,142,115. Application of these recommended values for the 2021 assessment year results in an average total change from the 2020 assessment of +1.54%.

South Crew Change in Total Assessed Value				
Geo Area	2020 Total Value	2021 Total Value	\$ Change	% Change
50	\$4,725,033,550	\$4,768,671,850	\$43,638,300	0.92%
55	\$3,352,576,660	\$3,375,998,558	\$23,421,898	0.70%
60	\$2,148,122,400	\$2,233,433,100	\$85,310,700	3.97%
62	\$1,642,807,525	\$1,819,285,200	\$176,477,675	10.74%
65	\$3,253,660,200	\$3,278,116,200	\$24,456,000	0.75%
70	\$6,061,159,057	\$6,144,628,472	\$83,469,415	1.38%
75	\$5,577,428,500	\$5,554,008,735	-\$23,419,765	-0.42%
Total	\$26,760,787,892	\$27,174,142,115	\$413,354,223	1.54%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the King County Assessor and other county and state agencies or departments to administer or confirm ad valorem property taxes. The appraiser does not intend use of this report by others for other purposes. The use of this appraisal, analyses, and conclusions is limited to the administration of ad valorem property taxes per Washington State law. As such, it is written in a concise form to minimize paperwork. The Assessor intends that this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report stated in USPAP Standards 5 and 6. 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.

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of the 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 report's date is after the effective date of valuation. The analysis reflects market conditions that existed on the effective date of the 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 is not permitted. That property is 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 based on its highest and best use for assessment purposes. The highest and best use is the most profitable, likely use to which a property can be put. It is the use that will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be considered, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing the property at its highest and best use.

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

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

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

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

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight 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 tax levy up to August 31 of each year. The assessed valuation of the property shall be considered as of July 31 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.

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.

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 US 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. The 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. The appraiser has done no engineering survey. 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 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 that may or may not be present on or near the property. The existence of such substances may affect 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 the Assessor's value.
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. However, 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 that 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 per 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 report's body); however, few received interior inspections due to lack of access and time.

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. We did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments because of legal limitations. Disclosure of interior 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 within 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 report's body.

Certification:

We certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the appraisal team and provided significant real property appraisal assistance.
- The following services were performed by the South Crew within the subject areas in the last three years:

- Annual Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

6/10/2021

Ryan Jimenez, Commercial Appraiser II Date

06/10/2021

Scott Mar, Commercial Appraiser I Date

6/10/21

Robert Rosenberger, Commercial Appraiser II Date

6/10/21

Mary Guballa, Commercial Appraiser II Date

6/10/21

Angela Hegedus, Commercial Appraiser I Date

6/10/21

Valerie Dreas, Commercial Appraiser II Date

6/10/21

Trevor Swedberg, Commercial Appraiser II Date



King County

Department of Assessments

King Street Center
201 S. Jackson Street, KSC-AS-0708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2021 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2021 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson

South District

2021 Assessment Year



Department of Assessments

Improvement Sales for Area 050 with Sales Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	092304	9172	3,040	2980201	\$480,000	03/27/19	\$157.89	Soap Box Laundry	CC-2	Apartment(Mixed Use)	1	Y	
050	015	098500	1220	8,446	2912569	\$998,000	01/29/18	\$118.16	Mixed Use Office Building	CI	Office Building	1	Y	
050	015	172304	9070	0	3011108	\$155,000	09/17/19	\$0.00	Vacant Land (mobile on site)	AI-2	Mobile Home	1	Y	
050	015	212304	9036	41,025	3021860	\$8,050,000	11/04/19	\$196.22	Puget Sound Energy	I	Warehouse	1	Y	
050	020	122350	0030	2,669	2950519	\$870,000	08/23/18	\$325.96	BURIEN MEDICAL DENTAL CENTER	O	Condominium(Office)	6	Y	
050	020	122800	0147	3,938	3035084	\$680,000	02/18/20	\$172.68	Economic Unit w/ -0148	CC-1	Warehouse	2	Y	
050	020	144640	0330	20,630	2931505	\$2,100,000	05/21/18	\$101.79	Discount Store	CR	Retail(Discount)	1	34	Use-change after sale; not in ratio
050	020	144640	0350	9,464	3041141	\$950,000	03/20/20	\$100.38	Wah Kue Cafe (Primary Parcel)	CR	Restaurant/Lounge	2	Y	
050	020	192304	9001	15,909	2941290	\$3,850,000	07/11/18	\$242.00	Horizon Auto Sales	CR	Auto Showroom and Lot	1	Y	
050	020	297080	0175	3,963	3085968	\$1,608,300	11/23/20	\$405.83	Huckleberry Square	CC-1	Restaurant/Lounge	4	69	Net Lease Sale; not in ratio
050	020	304620	0035	2,460	2967783	\$472,000	12/26/18	\$191.87	We Buy	CR	Office Building	2	Y	
050	020	374460	0810	2,160	2913705	\$1,200,000	02/06/18	\$555.56	MOBIL FOOD MART	CI	Conv Store with Gas	1	Y	
050	020	433140	0025	8,844	2922826	\$1,489,000	03/28/18	\$168.36	Mixed Use Building (Econ Unit w/-002	O	Office Building	2	Y	
050	020	433140	0220	3,696	3043477	\$700,000	04/13/20	\$189.39	Mixed-use Office	O	Apartment(Mixed Use)	1	Y	
050	020	690220	0010	1,824	2993937	\$400,000	06/10/19	\$219.30	Burien Frame & Wheel Alignment	CC-1	Service Building	1	Y	
050	020	752000	0445	2,038	2924519	\$538,000	04/05/18	\$263.98	Green Center Trailer Park w/11 space	RM-18	Mobile Home Park	1	Y	
050	020	752000	0626	4,620	3006580	\$900,000	08/14/19	\$194.81	Storage Garage with SFR and ADU	RS-7200	Duplex	1	Y	
050	020	752000	0630	1,472	3040264	\$520,000	03/26/20	\$353.26	Seattle Gospel Hall	RS-7200	Church/Welfare/Relig Srvc	1	Y	
050	020	752000	0630	1,472	3017048	\$482,800	10/04/19	\$327.99	Seattle Gospel Hall	RS-7200	Church/Welfare/Relig Srvc	1	Y	
050	020	783580	0100	23,360	2930844	\$5,049,000	05/18/18	\$216.14	Vacant - former Lakeside Milam Rec	O	Group Home	1	Y	
050	030	122000	0715	4,178	3032269	\$892,500	01/24/20	\$213.62	The Point Restaurant	DC	Restaurant/Lounge	1	Y	
050	030	122000	0835	2,400	3027089	\$420,000	12/17/19	\$175.00	Offices	DC	Office Building	1	Y	
050	030	122000	0860	4,782	2935497	\$830,000	06/12/18	\$173.57	Vacant & For Lease	CC-1	Office Building	1	34	Use-change after sale; not in ratio
050	030	122000	0875	6,640	3043447	\$1,800,000	04/16/20	\$271.08	Auto Paint Specialty	CC-1	Retail Store	1	Y	
050	030	122100	0030	5,880	2944487	\$710,000	07/23/18	\$120.75	Retail Addresses 225, 227, 229	DC	Retail Store	1	Y	
050	030	122100	0115	5,760	2970205	\$900,000	01/08/19	\$156.25	Benjamin Moore Paint	DC	Retail Store	1	Y	
050	030	122100	0140	3,600	2961604	\$810,000	11/01/18	\$225.00	Evans Fashion, Antojitos Locos, Pink	DC	Retail Store	1	Y	
050	030	122200	0020	4,592	3077431	\$925,000	10/16/20	\$201.44	Office Building	RM-24	Office Building	1	Y	
050	030	189940	0120	10,348	3065767	\$2,400,000	08/27/20	\$231.93	Printcom (economic unit w/ -0125)	CC-1	Warehouse	3	Y	
050	030	192304	9101	34,008	3025962	\$9,300,000	12/17/19	\$273.47	Grocery Outlet & Dollar Store	DC	Retail(Discount)	1	Y	
050	030	192304	9201	10,534	2911333	\$1,100,000	01/17/18	\$104.42	Fire Station KC Fire District #2	DC	Governmental Service	1	34	Use-change after sale; not in ratio
050	030	192304	9261	2,197	3090767	\$900,000	12/22/20	\$409.65	SHELL 7-ELEVEN	SPA-3	Conv Store with Gas	1	Y	
050	030	192304	9330	7,200	3090666	\$1,265,000	12/22/20	\$175.69	Retail - Office - Auto Detailing Shop	SPA-3	Retail Store	1	Y	
050	030	320720	0065	3,470	2912451	\$700,000	01/24/18	\$201.73	ARK Counseling & Treatment Service	DC	Office Building	1	34	Use-change after sale; not in ratio
050	030	351100	0020	41,162	2957421	\$9,450,000	10/16/18	\$229.58	Burien Square	SPA-3	Retail(Discount)	2	Y	
050	040	050200	0200	9,596	2993716	\$1,600,000	06/10/19	\$166.74	Belleme at Normandy Park	MU	Apartment(Mixed Use)	1	26	Imp changed after sale; not in ratio
050	040	050200	0200	9,596	3069648	\$2,000,000	09/15/20	\$208.42	Belleme at Normandy Park	MU	Apartment(Mixed Use)	1	Y	
050	040	121900	0525	5,120	2941137	\$810,000	07/09/18	\$158.20	SW Suburban Sewer District Offices	RM-24	Utility, Public	1	Y	
050	040	122100	0815	6,372	3024259	\$1,625,000	12/05/19	\$255.02	All Freight International	CC-2	Office Building	1	34	Use-change after sale; not in ratio
050	040	122100	0935	5,993	2955808	\$2,875,000	09/26/18	\$479.73	Five Corners Animal Hospital	CC-2	Vet/Animal Control Srvc	1	69	Net Lease Sale; not in ratio
050	040	122200	0085	2,180	2978007	\$367,500	03/13/19	\$168.58	Iglesia De Cristo Ministerios Llamada	CC-2	Office Building	1	Y	
050	040	202304	9116	57,153	3027580	\$9,900,000	12/27/19	\$173.22	Burien Shopping Center	CC-2	Shopping Ctr(Nghbrhood)	1	Y	
050	040	202304	9213	2,000	2996629	\$376,600	06/25/19	\$188.30	Flatrate for Hire	CI	Service Building	1	Y	
050	040	202304	9560	2,407	2996576	\$585,000	06/19/19	\$243.04	Service Garage	CI	Service Building	1	Y	

Improvement Sales for Area 050 with Sales Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	040	273160	0180	2,748	3054840	\$615,000	06/26/20	\$223.80	Office Building	CN	Office Building	1	Y	
050	040	292304	9090	988	2918341	\$675,000	03/05/18	\$683.20	Five Corners RV	CC-2	Office Building	1	Y	
050	040	296680	0050	3,864	3022991	\$1,010,000	11/27/19	\$261.39	2201 Building	CN	Office Building	1	Y	
050	040	302304	9117	21,670	3026241	\$9,950,000	12/12/19	\$459.16	Medical Office	CC-2	Medical/Dental Office	1	Y	
050	040	312304	9096	4,227	2983476	\$975,000	04/19/19	\$230.66	Gilbert Family Dentistry	MU	Medical/Dental Office	1	Y	
050	040	322304	9076	0	3036648	\$295,600	03/01/20	\$0.00	PACIFIC PRIDE	I	Gas Station	1	Y	
050	040	322304	9302	90,996	2920264	\$12,905,350	03/16/18	\$141.82	Olympic Industrial Park	I	Warehouse	3	Y	
050	040	322304	9326	4,594	3008027	\$1,349,000	08/27/19	\$293.64	Park Professional Building	CC-1	Medical/Dental Office	1	Y	
050	040	611540	0101	15,960	2911790	\$2,600,000	01/18/18	\$162.91	Arrow Lake Plaza	MU	Office Building	1	Y	
050	040	611760	0220	741	2989136	\$185,000	05/22/19	\$249.66	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mixed Use)	1	Y	
050	040	638657	0010	2,286	2988731	\$490,000	05/10/19	\$214.35	Olympic View Medical & Dental Center	MU	Condominium(Office)	2	Y	
050	040	763580	0472	9,520	3035938	\$1,500,000	02/27/20	\$157.56	Mark Plaza	CN	Apartment(Mixed Use)	1	Y	
050	040	763580	0932	6,313	2987444	\$1,490,000	05/06/19	\$236.02	CRI Building	CN	Office Building	1	Y	
050	040	763580	0933	1,600	2958249	\$360,000	10/19/18	\$225.00	Post Office	CN	Retail Store	1	Y	
050	050	042204	9032	79,050	3012387	\$16,043,000	08/29/19	\$202.95	2301-2383 S 200th Street	RBX	Warehouse	1	Y	
050	050	042204	9272	18,451	2911826	\$2,100,000	01/19/18	\$113.81	Park Place Plaza	UH-900	Office Building	1	Y	
050	050	092204	9291	3,896	2991736	\$3,000,000	05/31/19	\$770.02	T&C Premier Auto Sales - SeaTac	CB	Auto Showroom and Lot	2	26	Imp changed after sale; not in ratio
050	050	092204	9366	34,820	2996590	\$4,250,000	06/26/19	\$122.06	Blumenthal Uniform Co	CB-C	Industrial Park	2	Y	
050	050	092204	9389	11,467	3030620	\$2,210,000	01/17/20	\$192.73	Office Building	UH-900	Office Building	1	Y	
050	050	332304	9146	23,080	3040997	\$4,000,000	03/27/20	\$173.31	Airline Pilot's Association	CB-C	Office Building	1	Y	
050	050	344500	0030	8,560	2944499	\$2,895,000	07/27/18	\$338.20	The Bull Pen	CB-C	Tavern/Lounge	1	Y	
050	050	870960	0005	5,184	2975969	\$1,300,000	02/22/19	\$250.77	Office Building	CB-C	Office Building	2	Y	
050	060	342304	9096	15,418	2980374	\$38,400,000	04/01/19	\$2,490.60	Bow Lake MH Park (Imps on 342304-342305)	UH-1800	Mobile Home Park	2	Y	
050	060	537980	0695	2,455	3067451	\$640,000	09/02/20	\$260.69	Crestview Dental Building	NCC	Medical/Dental Office	1	Y	
050	065	004000	0535	6,589	3028353	\$750,000	12/20/19	\$113.83	Formerly Bonsai Northwest	RCC	Single Family(C/I Zone)	1	Y	
050	065	004100	0403	9,408	2930322	\$1,600,000	05/11/18	\$170.07	Mixed-use retail	CB-C	Retail Store	1	26	Imp changed after sale; not in ratio
050	065	092304	9117	5,280	3037729	\$1,400,000	03/10/20	\$265.15	Johnny's Auto Body	C/LI	Service Building	3	Y	
050	065	162304	9331	3,280	2996216	\$1,100,000	06/24/19	\$335.37	Tukwila Pet Hospital	LDR	Vet/Animal Control Srvc	1	Y	
050	065	204400	0005	1,304	2922268	\$350,000	03/28/18	\$268.40	EXPRESS LINEN SERVICE	RC	Retail Store	1	Y	
050	065	735960	0610	6,248	2938285	\$1,250,000	06/22/18	\$200.06	VACANT BUILDING	NCC	Retail Store	1	34	Use-change after sale; not in ratio

Vacant Sales for Area 050 with Sales Used

04/21/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	Vacant(Multi-family)	1	Y	
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	0650	24,657	2954711	\$100,000	08/01/18	\$4.06	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y	
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	Vacant(Multi-family)	2	Y	
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	Vacant(Commercial)	1	Y	
050	015	562420	0431	27,000	2983051	\$450,000	04/18/19	\$16.67	LIGHTHOUSE APARTMENTS	R24	Vacant(Multi-family)	1	Y	
050	015	562420	0482	50,000	2919177	\$165,000	03/12/18	\$3.30	VACANT LAND	R18	Vacant(Multi-family)	3	Y	
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	020	079600	0350	12,508	2988546	\$350,000	05/09/19	\$27.98	Vacant Land	RM-48	Vacant(Multi-family)	2	Y	
050	020	159160	0455	39,600	2971709	\$600,000	01/25/19	\$15.15	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	020	159160	0555	107,215	2937096	\$3,000,000	06/15/18	\$27.98	Vacant Land - RV Storage Lot	CC-2	Vacant(Commercial)	11	29	Seg/merge after sale; not in ratio
050	020	240700	0485	16,523	2924583	\$195,000	04/11/18	\$11.80	Vacant Land	O	Vacant(Commercial)	2	Y	
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	Vacant(Commercial)	1	Y	
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	Vacant(Commercial)	1	Y	
050	040	121900	0062	20,290	2926001	\$625,000	04/19/18	\$30.80	Duplex and house	RM-24	Duplex	1	Y	
050	040	122000	0350	15,278	3005049	\$480,000	08/08/19	\$31.42	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	040	202304	9538	13,715	2968845	\$170,000	01/02/19	\$12.40	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	050	042204	9092	289,345	2909183	\$31,959,925	01/02/18	\$110.46	ECONO LODGE SANDSTONE INN - S	CB-C	Hotel/Motel	15	Y	
050	050	092204	9084	89,630	2928162	\$2,000,000	05/03/18	\$22.31	Vacant Land	JH-UC	Vacant(Multi-family)	1	Y	
050	050	092204	9391	19,042	2936280	\$350,000	06/14/18	\$18.38	Vacant Land	CB	Vacant(Commercial)	1	Y	
050	060	332304	9008	88,401	2974283	\$2,500,000	02/15/19	\$28.28	Bow Lake Retirement Community	JH-900	Vacant(Multi-family)	1	Y	
050	065	004000	0325	27,119	2979615	\$795,000	03/22/19	\$29.32	Vacant Land	HDR	Vacant(Multi-family)	1	Y	
050	065	004000	0520	27,942	2930841	\$180,000	05/09/18	\$6.44	Vacant Land (Assoc. w/0536)	LDR	Greenhse/Nrsry/Hort Srvc	1	Y	
050	065	004000	0820	30,858	2982773	\$1,175,000	03/27/19	\$38.08	Vacant Land	RC	Vacant(Commercial)	2	Y	
050	065	004000	0854	46,420	3019138	\$1,500,000	10/17/19	\$32.31	SFR (Minimal Value)	NCC	Vacant(Commercial)	3	Y	
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	Retail Store	1	Y	
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop [excess	CB-C	Industrial(Light)	2	Y	
050	065	004300	0112	56,436	2915020	\$2,648,900	02/15/18	\$46.94	Vacant Land	HDR	Vacant(Multi-family)	3	Y	
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	Vacant(Commercial)	2	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	020	122350	0030	638	2916567	\$51,033	02/12/18	\$79.99	BURIEN MEDICAL DENTAL CENTER	O	Condominium(Office)	1	18	Quit claim deed
050	020	122350	0030	638	2937284	\$51,033	06/09/18	\$79.99	BURIEN MEDICAL DENTAL CENTER	O	Condominium(Office)	1	51	Related party, friend, or neighbor
050	020	122350	0030	638	2917861	\$51,033	02/13/18	\$79.99	BURIEN MEDICAL DENTAL CENTER	O	Condominium(Office)	1	20	Correction deed
050	020	182304	9069	48,076	3092333	\$14,180	06/01/20	\$0.29	Ambaum Station	CI	Retail Store	1	66	Condemnation/eminent domain
050	020	297080	0155	8,087	3095799	\$10,000	11/23/20	\$1.24	HOAG Professional Center	CC-1	Medical/Dental Office	2	24	Easement or right-of-way
050	020	374460	0925	43,974	3110370	\$4,074	01/20/21	\$0.09	St Bernadatte School	RS-7200	School(Private)	1	67	Gov't to non-gov't
050	020	374460	0925	43,974	3110351	\$14,286	01/20/21	\$0.32	St Bernadatte School	RS-7200	School(Private)	2	68	Non-gov't to gov't
050	020	690220	0056	5,418	3092987	\$2,559	06/01/20	\$0.47	Sound Credit Union (econ unit w/ -005	CC-1	Bank	2	68	Non-gov't to gov't
050	020	783580	0013	3,970	3092003	\$3,450	06/17/20	\$0.87	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	020	783580	0013	3,970	3092327	\$1,788	06/17/20	\$0.45	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	030	122200	0025	10,432	3049030	\$978,661	05/26/20	\$93.81	Triangle Professional Center	RM-24	Medical/Dental Office	1	51	Related party, friend, or neighbor
050	030	176060	0233	1,800	3104659	\$275,000	02/26/19	\$152.78	Avila's Auto Sales	SPA-3	Auto Showroom and Lot	1	24	Easement or right-of-way
050	030	189940	0210	3,040	3092979	\$8,000	06/30/20	\$2.63	JP Transmission (economic unit w/ -0	CC-1	Service Building	1	68	Non-gov't to gov't
050	030	189940	0330	2,203	3093063	\$2,250	06/17/20	\$1.02	B & E Meats	CC-1	Retail Store	1	68	Non-gov't to gov't
050	030	192304	9354	3,727	3107154	\$5,427	08/07/20	\$1.46	Chase Bank	DC	Bank	1	18	Quit claim deed
050	030	202304	9506	7,132	2966398	\$548,728	12/12/18	\$76.94	Dragon Pearl Restaurant	CR	Restaurant/Lounge	3	52	Statement to dor
050	040	052204	9076	8,466	2991542	\$10,485	06/03/19	\$1.24	Quality Machine	I	Industrial(Gen Purpose)	1	24	Easement or right-of-way
050	040	322304	9047	2,680	2958570	\$1,500,000	10/19/18	\$559.70	76	CI	Conv Store with Gas	1	1	Personal property included
050	040	322304	9047	2,680	3052395	\$1,800,000	06/15/20	\$671.64	76	CI	Conv Store with Gas	1	1	Personal property included
050	040	322304	9302	90,996	3055808	\$300,000	07/02/20	\$3.30	Olympic Industrial Park	I	Warehouse	3	68	Non-gov't to gov't
050	040	611540	0040	14,103	3010046	\$6,000	09/10/19	\$0.43	Normandy Park Congressional Church	R15	Church/Welfare/Relig Srvc	1	18	Quit claim deed
050	040	611760	0220	2,101	2923500	\$370,300	04/06/18	\$176.25	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mixed Use)	3	46	Non-representative sale
050	040	611760	0220	741	3087970	\$186,046	12/04/20	\$251.07	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mixed Use)	1	15	No market exposure
050	050	344500	0115	79,636	3059434	\$69,000	05/18/20	\$0.87	Alaska Airlines Office Building	RBX	Office Building	2	68	Non-gov't to gov't
050	065	004000	0520	0	2929124	\$10	05/09/18	\$0.00	Vacant Land (Assoc. w/0536)	LDR	Greenhse/Nrsry/Hort Srvc	1	31	Exempt from excise tax
050	065	004000	0536	9,320	2929125	\$10	05/09/18	\$0.00	Bonsai Northwest (Assoc. w/0520)	RCC	Greenhse/Nrsry/Hort Srvc	1	31	Exempt from excise tax
050	065	004100	0330	6,600	2927024	\$725,000	04/27/18	\$109.85	African Paradise Restaurant	RC	Restaurant/Lounge	1	68	Non-gov't to gov't
050	065	004100	0409	2,193	2981783	\$20,600	04/04/19	\$9.39	SeaTac Barber Shop	CB-C	Retail Store	1	68	Non-gov't to gov't
050	065	004100	0416	2,848	2977063	\$7,500	02/20/19	\$2.63	Tawakal Express, Travel Agency, N.V	CB-C	Retail Store	1	63	Sale price updated by sales id group
050	065	004100	0517	1,260	2950817	\$420,000	08/08/18	\$333.33	Salama Business Center	RC	Retail Store	1	68	Non-gov't to gov't
050	065	004300	0015	83,946	3047846	\$6,930,000	05/19/20	\$82.55	Pacific South Building (economic unit	CB-C	Retail Store	6	67	Gov't to non-gov't
050	065	004300	0093	800	2917319	\$300,000	03/01/18	\$375.00	Office Building	CB-C	Office Building	2	68	Non-gov't to gov't

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	052304	9203	203,860	3047221	\$357,000	05/05/20	\$1.75	Vacant Land	R18P	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	015	079700	0178	11,504	3013894	\$80,000	10/03/19	\$6.95	Glen Acres HOA Maint Shed	R6	Parking(Assoc)	1	51	Related party, friend, or neighbor
050	040	024600	0059	14,887	3007922	\$12,100	07/25/19	\$0.81	STREET - RIGHT OF WAY	UH-1800	Right of Way/Utility, Roa	1	68	Non-gov't to gov't
050	040	024600	0059	14,887	3007923	\$3,400	07/25/19	\$0.23	STREET - RIGHT OF WAY	UH-1800	Right of Way/Utility, Roa	1	68	Non-gov't to gov't
050	040	121900	0512	11,390	2957680	\$10,500	10/11/18	\$0.92	Vacant Land - Environmental Impacts	RM-24	Vacant(Multi-family)	1	67	Gov't to non-gov't
050	040	202304	9542	2,376	2926334	\$3,000	04/25/18	\$1.26	VACANT LAND	RM-24	Vacant(Multi-family)	1	18	Quit claim deed
050	040	312304	9072	79,279	3073129	\$2,000,000	09/16/20	\$25.23	NORMANDY RD APTS	MU	Apartment	1	56	Builder or developer sales
050	040	322304	9051	175,873	3046493	\$30,936	05/08/20	\$0.18	VACANT (251 S Normandy Rd)	CI	Vacant(Commercial)	3	68	Non-gov't to gov't
050	040	768620	0250	5,000	2992903	\$25,000	05/15/19	\$5.00	vacant	I	Vacant(Industrial)	1	51	Related party, friend, or neighbor
050	040	768620	0680	11,871	3020470	\$69,900	09/27/19	\$5.89	Vacant	I	Vacant(Industrial)	2	31	Exempt from excise tax
050	050	092204	9001	63,626	3058733	\$10,000	05/27/20	\$0.16	Vacant Land	UH-1800	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	050	092204	9001	63,626	3058734	\$124,000	05/27/20	\$1.95	Vacant Land	UH-1800	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	050	282304	9185	22,688	2909507	\$707,150	01/02/18	\$31.17	Vacant Land: City of Seatac	CB-C	Vacant(Commercial)	1	67	Gov't to non-gov't
050	050	332304	9210	51,032	3017885	\$3,335,746	10/10/19	\$65.37	Vacant Land: Sound Transit	CB-C	Right of Way/Utility, Roa	1	63	Sale price updated by sales id group
050	050	344500	0030	35,012	2930189	\$13,026	04/09/18	\$0.37	The Bull Pen	CB-C	Tavern/Lounge	1	24	Easement or right-of-way
050	050	344500	0107	94,633	3046739	\$1,211,670	03/25/20	\$12.80	Vacant Land	RBX	Vacant(Commercial)	2		
050	050	344500	0107	67,954	3088418	\$59,176	11/10/20	\$0.87	Vacant Land	RBX	Vacant(Commercial)	1	18	Quit claim deed
050	050	344500	0144	69,678	3027150	\$666,600	11/21/19	\$9.57	Vacant Land: City of SeaTac	MHP	Vacant(Multi-family)	1	63	Sale price updated by sales id group
050	050	344500	0155	495,171	3031537	\$7,410,000	01/02/20	\$14.96	Vacant Land: Port of Seattle	MHP	Vacant(Multi-family)	5	66	Condemnation/eminent domain
050	050	344500	0216	10,678	2956767	\$94,000	07/28/18	\$8.80	Vacant Land - Contamination Issues	CB-C	Vacant(Commercial)	1	68	Non-gov't to gov't
050	050	537980	1210	10,600	2992691	\$110,000	06/07/19	\$10.38	Former Office (Fire Damaged)	CB-C	Shell Structure	1	46	Non-representative sale
050	060	332304	9008	88,401	3002775	\$2,500,000	07/24/19	\$28.28	Bow Lake Retirement Community	CB-C	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
050	065	734060	0776	12,700	3091689	\$177,800	12/18/20	\$14.00	Vacant Land	NCC	Vacant(Commercial)	1	18	Quit claim deed

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	000120	0002	17655 12TH AVE SW
50	40	024600	0056	No Situs Address
50	40	024600	0059	19281 11TH PL S
50	40	042204	9025	No Situs Address
50	40	042204	9103	2401 S 192ND ST
50	40	042204	9130	No Situs Address
50	40	042204	9186	No Situs Address
50	40	042204	9197	No Situs Address
50	40	042204	9217	No Situs Address
50	40	042204	9289	No Situs Address
50	40	050200	0200	18449 1ST AVE S
50	40	052204	9035	No Situs Address
50	40	052204	9038	1505 S 192ND ST
50	40	052204	9039	1111 S 192ND ST
50	40	052204	9057	19216 DES MOINES MEMORIAL DR S
50	40	052204	9067	1551 S 192ND ST
50	40	052204	9068	No Situs Address
50	40	052204	9070	1421 S 192ND ST
50	40	052204	9073	1311 S 192ND ST
50	40	052204	9076	19202 DES MOINES MEMORIAL DR S
50	40	052204	9113	19247 DES MOINES MEMORIAL DR S
50	40	052204	9133	19215 DES MOINES MEMORIAL DR S
50	40	052204	9138	1122 S 194TH ST
50	40	052204	9139	DES MOINES MEMORIAL DR S
50	40	052204	9140	19251 DES MOINES MEMORIAL DR S
50	40	052204	9145	19265 DES MOINES MEMORIAL DR S
50	40	052204	9151	19249 DES MOINES MEMORIAL DR S
50	40	056400	0001	No Situs Address
50	40	056400	0055	No Situs Address
50	40	062204	9004	19900 4TH AVE SW
50	40	062204	9096	19660 4TH AVE SW
50	40	115601	0000	16255 SYLVESTER RD SW
50	40	115601	0005	16255 SYLVESTER RD SW
50	40	121900	0044	504 AMBAUM BLVD SW
50	40	121900	0140	No Situs Address
50	40	121900	0360	No Situs Address
50	40	121900	0461	15803 4TH AVE SW
50	40	121900	0466	15809 4TH AVE SW
50	40	121900	0511	519 AMBAUM BLVD SW
50	40	121900	0512	511 AMBAUM BLVD SW
50	40	121900	0525	431 AMBAUM BLVD SW
50	40	121900	0551	15627 4TH AVE SW
50	40	122000	0310	15434 10TH AVE SW

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	122000	0350	15439 9TH AVE SW
50	40	122100	0780	207 SW 156TH ST
50	40	122100	0800	SW 157TH ST
50	40	122100	0810	143 SW 156TH ST
50	40	122100	0815	131 SW 156TH ST
50	40	122100	0825	127 SW 156TH ST
50	40	122100	0830	127 SW 156TH ST
50	40	122100	0840	15607 1ST AVE S
50	40	122100	0850	15623 1ST AVE S
50	40	122100	0860	112 SW 157TH ST
50	40	122100	0865	122 SW 157TH ST
50	40	122100	0890	No Situs Address
50	40	122100	0895	155 SW 156TH ST
50	40	122100	0900	131 SW 157TH ST
50	40	122100	0905	153 SW 157TH ST
50	40	122100	0935	15707 1ST AVE S
50	40	122100	0950	15721 1ST AVE S
50	40	122100	0995	133 SW 158TH ST
50	40	122100	0996	121 SW 158TH ST
50	40	122100	1000	15820 AMBAUM BLVD SW
50	40	122100	1010	15830 AMBAUM BLVD SW
50	40	122100	1015	15805 1ST AVE S
50	40	122100	1030	15821 1ST AVE S
50	40	122100	1035	15900 1ST AVE S
50	40	122100	1040	15833 1ST AVE S
50	40	122100	1050	15855 1ST AVE S
50	40	122200	0033	No Situs Address
50	40	122200	0040	15675 AMBAUM BLVD SW
50	40	122200	0066	15733 AMBAUM BLVD SW
50	40	122200	0070	240 SW 160TH ST
50	40	122200	0075	220 SW 160TH ST
50	40	122200	0081	15915 AMBAUM CUTOFF BLVD SW
50	40	122200	0082	150 SW 160TH ST
50	40	122200	0083	15811 AMBAUM BLVD SW
50	40	122200	0085	15833 AMBAUM BLVD SW
50	40	122200	0090	15801 AMBAUM BLVD SW
50	40	122200	0091	No Situs Address
50	40	122200	0092	15743 AMBAUM BLVD SW
50	40	122200	0093	15735 AMBAUM BLVD SW
50	40	122200	0094	15733 AMBAUM BLVD SW
50	40	143080	0010	14603 14TH AVE SW
50	40	176060	0157	634 S 150TH ST
50	40	176060	0174	500 S 150TH ST

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	176060	0177	500 S 150TH ST
50	40	176060	0178	No Situs Address
50	40	176060	0179	520 S 150TH ST
50	40	176060	0207	No Situs Address
50	40	176060	0208	No Situs Address
50	40	176060	0271	No Situs Address
50	40	176060	0305	500 S 152ND ST
50	40	176060	0351	654 S 152ND ST
50	40	176060	0352	800 S 152ND ST
50	40	182720	0125	No Situs Address
50	40	190160	0005	15216 21ST AVE SW
50	40	190160	0085	1835 SW 152ND ST
50	40	202304	9013	15002 8TH AVE S
50	40	202304	9020	251 S 152ND ST
50	40	202304	9021	No Situs Address
50	40	202304	9031	15631 DES MOINES MEMORIAL DR S
50	40	202304	9032	No Situs Address
50	40	202304	9034	15653 DES MOINES MEMORIAL DR S
50	40	202304	9043	15217 DES MOINES MEMORIAL DR S
50	40	202304	9045	No Situs Address
50	40	202304	9058	No Situs Address
50	40	202304	9081	No Situs Address
50	40	202304	9082	No Situs Address
50	40	202304	9099	No Situs Address
50	40	202304	9104	421 S 152ND ST
50	40	202304	9105	No Situs Address
50	40	202304	9112	233 S 156TH ST
50	40	202304	9114	1ST AVE S
50	40	202304	9115	125 S 156TH ST
50	40	202304	9116	No Situs Address
50	40	202304	9125	No Situs Address
50	40	202304	9133	431 S 152ND ST
50	40	202304	9163	15233 8TH AVE S
50	40	202304	9213	15877 DES MOINES MEMORIAL DR S
50	40	202304	9234	No Situs Address
50	40	202304	9272	15217 8TH AVE S
50	40	202304	9281	No Situs Address
50	40	202304	9283	15804 DES MOINES MEMORIAL DR S
50	40	202304	9318	445 S 152ND ST
50	40	202304	9327	15939 DES MOINES MEMORIAL DR S
50	40	202304	9340	15636 DES MOINES MEMORIAL DR S
50	40	202304	9363	645 S 152ND ST
50	40	202304	9437	430 S 156TH ST

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	202304	9471	105 S 156TH ST
50	40	202304	9474	115 S 156TH ST
50	40	202304	9476	No Situs Address
50	40	202304	9483	15608 1ST AVE S
50	40	202304	9521	15846 1ST AVE S
50	40	202304	9538	No Situs Address
50	40	202304	9542	No Situs Address
50	40	202304	9560	15931 DES MOINES MEMORIAL DR S
50	40	252303	9001	16201 16TH AVE SW
50	40	252303	9258	16241 19TH AVE SW
50	40	252303	9343	16245 19TH AVE SW
50	40	256970	0000	120 SW 160TH ST
50	40	256970	0010	18627 4TH AVE SW
50	40	256970	0020	112 SW 160TH ST
50	40	256970	0030	116 SW 160TH ST
50	40	256970	0040	118 SW 160TH ST
50	40	273160	0115	14925 22ND AVE SW
50	40	273160	0175	2130 SW 152ND ST
50	40	273160	0180	2120 SW 152ND ST
50	40	282304	9016	2720 S 190TH ST
50	40	292304	9012	115 S 160TH ST
50	40	292304	9013	158 S 168TH ST
50	40	292304	9050	17461 AMBAUM BLVD S
50	40	292304	9061	1006 S 168TH ST
50	40	292304	9089	16000 1ST AVE S
50	40	292304	9090	16068 AMBAUM BLVD S
50	40	292304	9101	No Situs Address
50	40	292304	9102	16715 AMBAUM BLVD S
50	40	292304	9155	No Situs Address
50	40	292304	9184	No Situs Address
50	40	292304	9214	17430 AMBAUM BLVD S
50	40	292304	9225	16640 1ST AVE S
50	40	292304	9241	No Situs Address
50	40	292304	9268	No Situs Address
50	40	292304	9292	16042 1ST AVE S
50	40	292304	9449	16042 1ST AVE S
50	40	292304	9457	119 S 160TH ST
50	40	292304	9469	16016 AMBAUM BLVD S
50	40	292304	9478	No Situs Address
50	40	296680	0050	2201 SW 152ND ST
50	40	296680	0090	2115 SW 152ND ST
50	40	296680	0125	2103 SW 152ND ST
50	40	296680	0135	15219 21ST AVE SW

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	300180	0102	16700 19TH AVE SW
50	40	302304	9001	16261 1ST AVE S
50	40	302304	9004	16110 8TH AVE SW
50	40	302304	9006	No Situs Address
50	40	302304	9007	16222 SYLVESTER RD SW
50	40	302304	9025	No Situs Address
50	40	302304	9027	16251 SYLVESTER RD SW
50	40	302304	9034	117 SW 160TH ST
50	40	302304	9036	SW 160TH ST
50	40	302304	9037	213 SW 160TH ST
50	40	302304	9038	16069 SYLVESTER RD SW
50	40	302304	9040	No Situs Address
50	40	302304	9089	16054 3RD AVE SW
50	40	302304	9117	223 SW 160TH ST
50	40	302304	9118	No Situs Address
50	40	302304	9298	SYLVESTER RD SW
50	40	302304	9302	16045 1ST AVE S
50	40	302304	9308	1ST AVE S
50	40	302304	9316	SYLVESTER RD SW
50	40	302304	9325	16259 SYLVESTER RD SW
50	40	302304	9326	SYLVESTER RD SW
50	40	302304	9341	1015 SW 174TH PL
50	40	302304	9376	16040 3RD AVE SW
50	40	302304	9379	16122 8TH AVE SW
50	40	302304	9391	No Situs Address
50	40	302304	9392	No Situs Address
50	40	312304	9040	136 SW NORMANDY RD
50	40	312304	9075	109 SW NORMANDY RD
50	40	312304	9096	18537 1ST AVE S
50	40	312304	9180	17651 1ST AVE S
50	40	312304	9181	17635 1ST AVE S
50	40	312304	9229	17817 1ST AVE S
50	40	312304	9325	17855 1ST AVE S
50	40	316060	0005	No Situs Address
50	40	316060	0015	No Situs Address
50	40	316060	0030	No Situs Address
50	40	322304	9003	18209 8TH AVE S
50	40	322304	9008	17730 AMBAUM BLVD S
50	40	322304	9009	17874 DES MOINES MEMORIAL DR
50	40	322304	9011	17956 1ST AVE S
50	40	322304	9014	18060 DES MOINES MEMORIAL DR S
50	40	322304	9015	18635 8TH AVE S
50	40	322304	9017	19010 1ST AVE S

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	322304	9020	No Situs Address
50	40	322304	9021	No Situs Address
50	40	322304	9022	18429 DES MOINES MEMORIAL DR S
50	40	322304	9024	18625 DES MOINES MEMORIAL DR S
50	40	322304	9027	840 S 192ND ST
50	40	322304	9030	19102 DES MOINES MEMORIAL DR S
50	40	322304	9033	No Situs Address
50	40	322304	9034	18800 DES MOINES MEMORIAL DR S
50	40	322304	9039	19119 16TH AVE S
50	40	322304	9040	18040 1ST AVE S
50	40	322304	9041	19165 DES MOINES MEMORIAL DR S
50	40	322304	9044	DES MOINES MEMORIAL DR S
50	40	322304	9045	801 S 176TH ST
50	40	322304	9047	17600 AMBAUM BLVD S
50	40	322304	9048	18451 DES MOINES MEMORIAL DR S
50	40	322304	9049	No Situs Address
50	40	322304	9051	251 S NORMANDY RD
50	40	322304	9054	No Situs Address
50	40	322304	9070	18367 8TH AVE S
50	40	322304	9076	18207 8TH AVE S
50	40	322304	9081	18220 8TH AVE S
50	40	322304	9089	18811 16TH AVE S
50	40	322304	9090	18817 16TH AVE S
50	40	322304	9092	19003 16TH AVE S
50	40	322304	9094	440 S 186TH ST
50	40	322304	9096	18017 DES MOINES MEMORIAL DR S
50	40	322304	9100	No Situs Address
50	40	322304	9102	18004 1ST AVE S
50	40	322304	9105	717 S 176TH ST
50	40	322304	9106	No Situs Address
50	40	322304	9113	18366 8TH AVE S
50	40	322304	9117	18435 DES MOINES MEMORIAL DR S
50	40	322304	9121	18040 DES MOINES MEMORIAL DR S
50	40	322304	9126	18050 DES MOINES MEMORIAL DR S
50	40	322304	9139	No Situs Address
50	40	322304	9140	18018 1ST AVE S
50	40	322304	9141	18205 DES MOINES MEMORIAL DR S
50	40	322304	9146	17818 1ST AVE S
50	40	322304	9149	831 S 176TH ST
50	40	322304	9165	135 S NORMANDY RD
50	40	322304	9168	19030 8TH AVE S
50	40	322304	9174	18032 1ST AVE S
50	40	322304	9176	18300 4TH AVE S

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	322304	9177	17640 1ST AVE S
50	40	322304	9183	8TH AVE S
50	40	322304	9186	18301 8TH AVE S
50	40	322304	9196	18203 DES MOINES MEMORIAL DR S
50	40	322304	9218	1200 S 192ND ST
50	40	322304	9222	1422 S 192ND ST
50	40	322304	9223	DES MOINES MEMORIAL DR S
50	40	322304	9227	260 S NORMANDY RD
50	40	322304	9230	18451 DES MOINES MEMORIAL DR S
50	40	322304	9255	No Situs Address
50	40	322304	9257	430 S 192ND ST
50	40	322304	9263	No Situs Address
50	40	322304	9264	200 S 177TH PL
50	40	322304	9268	18446 8TH AVE S
50	40	322304	9275	19050 13TH PL S
50	40	322304	9277	860 S 192ND ST
50	40	322304	9282	18915 16TH AVE S
50	40	322304	9284	18010 8TH AVE S
50	40	322304	9286	No Situs Address
50	40	322304	9289	17904 DES MOINES MEMORIAL DR S
50	40	322304	9293	18441 DES MOINES MEMORIAL DR S
50	40	322304	9295	18905 DES MOINES MEMORIAL DR S
50	40	322304	9296	18902 13TH PL S
50	40	322304	9300	124 S NORMANDY RD
50	40	322304	9302	19111 DES MOINES MEMORIAL DR S
50	40	322304	9303	No Situs Address
50	40	322304	9304	No Situs Address
50	40	322304	9305	19029 16TH AVE S
50	40	322304	9306	No Situs Address
50	40	322304	9307	19034 13TH PL S
50	40	322304	9313	No Situs Address
50	40	322304	9314	18632 DES MOINES MEMORIAL DR S
50	40	322304	9315	18701 12TH PL S
50	40	322304	9316	No Situs Address
50	40	322304	9317	No Situs Address
50	40	322304	9324	18020 DES MOINES MEMORIAL DR S
50	40	322304	9326	17800 1ST AVE S
50	40	322304	9329	519 S 186TH ST
50	40	322304	9330	17824 1ST AVE S
50	40	322304	9331	18842 13TH PL S
50	40	330550	0000	16069 SYLVESTER RD SW
50	40	330550	0010	16069 SYLVESTER RD SW
50	40	330550	0020	16069 SYLVESTER RD SW

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	360960	0005	No Situs Address
50	40	382260	0050	No Situs Address
50	40	384660	0005	No Situs Address
50	40	391740	0030	No Situs Address
50	40	391740	0040	No Situs Address
50	40	392640	0045	No Situs Address
50	40	392640	0050	No Situs Address
50	40	392640	0055	No Situs Address
50	40	392640	0065	No Situs Address
50	40	392640	0070	No Situs Address
50	40	392640	0085	No Situs Address
50	40	500600	0075	1421 SW 150TH ST
50	40	507400	0005	No Situs Address
50	40	611190	0000	17700 1ST AVE S
50	40	611190	0010	17700 1ST AVE S
50	40	611190	0020	115 S 177TH PL
50	40	611340	0095	19800 MARINE VIEW DR SW
50	40	611340	0100	No Situs Address
50	40	611340	0105	No Situs Address
50	40	611340	0110	No Situs Address
50	40	611340	0115	No Situs Address
50	40	611540	0040	19247 1ST AVE S
50	40	611540	0101	19655 1ST AVE S
50	40	611540	0125	19743 1ST AVE S
50	40	611540	0139	No Situs Address
50	40	611540	0140	19805 1ST AVE S
50	40	611540	0141	19803 1ST AVE S
50	40	611540	0142	19901 1ST AVE S
50	40	611540	0143	19865 1ST AVE S
50	40	611540	0145	19893 1ST AVE S
50	40	611540	0146	19987 1ST AVE S
50	40	611540	0180	20107 1ST AVE S
50	40	611540	0200	20107 1ST AVE S
50	40	611760	0000	19439 1ST AVE S
50	40	611760	0220	No Situs Address
50	40	611760	0290	No Situs Address
50	40	611760	0300	No Situs Address
50	40	638657	0000	19705 1ST AVE S
50	40	638657	0010	19705 1ST AVE S
50	40	638657	0020	19705 1ST AVE S
50	40	638657	0030	19705 1ST AVE S
50	40	638657	0040	19705 1ST AVE S
50	40	763580	0040	14660 18TH AVE SW

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	763580	0041	14660 18TH AVE S
50	40	763580	0470	2038 SW 152ND ST
50	40	763580	0471	2022 SW 152ND ST
50	40	763580	0472	2030 SW 152ND ST
50	40	763580	0650	1822 SW 152ND ST
50	40	763580	0652	1828 SW 152ND ST
50	40	763580	0660	14985 18TH AVE SW
50	40	763580	0931	2104 SW 152ND ST
50	40	763580	0932	2108 SW 152ND ST
50	40	763580	0933	2116 SW 152ND ST
50	40	768620	0005	No Situs Address
50	40	768620	0015	No Situs Address
50	40	768620	0040	No Situs Address
50	40	768620	0080	No Situs Address
50	40	768620	0120	No Situs Address
50	40	768620	0160	No Situs Address
50	40	768620	0230	No Situs Address
50	40	768620	0245	No Situs Address
50	40	768620	0250	No Situs Address
50	40	768620	0320	19600 DES MOINES MEMORIAL DR S
50	40	768620	0360	No Situs Address
50	40	768620	0420	No Situs Address
50	40	768620	0440	No Situs Address
50	40	768620	0500	No Situs Address
50	40	768620	0560	No Situs Address
50	40	768620	0620	No Situs Address
50	40	768620	0680	No Situs Address
50	40	768620	0690	No Situs Address
50	40	768620	0700	No Situs Address
50	40	768620	0705	No Situs Address
50	40	768620	0740	No Situs Address
50	40	768620	0755	No Situs Address
50	40	768620	0800	No Situs Address
50	40	768620	0815	No Situs Address
50	40	768620	0860	No Situs Address
50	40	768620	0870	No Situs Address
50	40	768620	0880	No Situs Address
50	40	768620	0890	No Situs Address
50	40	768620	0920	No Situs Address
50	40	768620	0960	No Situs Address
50	40	768620	0980	No Situs Address
50	40	768620	1040	1410 S 200TH ST
50	40	768620	1520	No Situs Address

AREA 50 Physically Inspected 2021

Area	Neighborhood	Major	Minor	SitusAddress
50	40	768620	1555	No Situs Address
50	40	768620	2160	1204 S 200TH ST
50	40	768720	0025	No Situs Address
50	40	768720	0040	No Situs Address
50	40	768720	0125	No Situs Address
50	40	768720	0185	No Situs Address
50	40	768720	0220	No Situs Address
50	40	768720	0265	No Situs Address
50	40	768720	0345	No Situs Address
50	40	768720	0425	No Situs Address
50	40	768720	0505	No Situs Address
50	40	768720	0585	No Situs Address
50	40	768720	0680	No Situs Address
50	40	768720	0705	No Situs Address
50	40	768720	0715	No Situs Address
50	40	768720	0716	No Situs Address
50	40	768720	0755	No Situs Address
50	40	768720	0795	No Situs Address
50	40	768720	0870	No Situs Address
50	40	768720	0875	No Situs Address
50	40	768720	0955	No Situs Address
50	40	768720	1035	No Situs Address
50	40	768720	1115	No Situs Address
50	40	772760	0020	2420 S 200TH ST
50	40	776620	0020	801 SW 174TH ST
50	40	807740	0040	No Situs Address
50	40	896200	0005	No Situs Address
50	40	896200	0055	No Situs Address
50	40	896200	0060	No Situs Address
50	40	990000	0315	15025 14TH AVE SW

Improvement Sales for Area 055 with Sales Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	042104	9237	9,367	2954336	\$2,100,000	09/21/18	\$224.19	Pole Fitness	BC	Restaurant/Lounge	1	Y	
055	010	082104	9160	2,695	3023382	\$440,000	11/26/19	\$163.27	YOUNG'S FAMILY DENTISTRY	PO	Medical/Dental Office	1	Y	
055	010	092104	9102	7,680	2994811	\$1,400,000	06/11/19	\$182.29	FEDERAL WAY PROFESSIONAL CE	BC	Office Building	1	Y	
055	010	092104	9253	2,532	3068533	\$400,000	09/08/20	\$157.98	FEDERAL WAY AUTO GLASS SHOF	BC	Service Building	4	Y	
055	010	150050	0010	3,765	3066828	\$1,162,500	08/24/20	\$308.76	VISION EXPRESS	CC-F	Office Building	1	Y	
055	010	150050	0050	12,698	3028151	\$2,500,000	12/26/19	\$196.88	STRIP RETAIL	CC-F	Retail(Line/Strip)	1	Y	
055	010	689990	0030	2,008	3031172	\$310,000	01/22/20	\$154.38	PROFESSIONAL ARTS BUILDING C	CC-F	Condominium(Office)	1	Y	
055	010	785360	0215	11,064	2948935	\$2,800,000	08/23/18	\$253.07	BUCKY'S COMPLETE AUTO CARE /	BC	Retail Store	2	Y	
055	020	042104	9073	12,964	3010072	\$3,000,000	09/11/19	\$231.41	LINE RETAIL	BC	Retail(Line/Strip)	2	Y	
055	020	042104	9082	1,560	2934861	\$385,000	05/30/18	\$246.79	RM ZONED LAND WITH SFR	RM3600	Single Family(C/I Zone)	1	Y	
055	020	125320	0025	6,242	2923055	\$750,000	04/04/18	\$120.15	TODDLER TOWN	SR-6	Daycare Center	1	Y	
055	020	212204	9156	9,658	3057246	\$1,600,000	07/07/20	\$165.67	Wheel and Tire Proz	CM-2	Service Building	1	Y	
055	020	212204	9168	7,309	2999883	\$3,950,000	07/16/19	\$540.43	Kent Smiles Dentistry	CM-2	Retail(Line/Strip)	1	Y	
055	020	282204	9053	5,860	3032040	\$1,650,000	01/27/20	\$281.57	MIGUEL AUTO SERVICE	CM-2	Service Building	1	Y	
055	020	282204	9056	7,750	3010966	\$2,300,000	09/13/19	\$296.77	Redondo Plaza	MTC-1	Retail(Line/Strip)	1	Y	
055	020	282204	9056	7,750	2924481	\$1,985,000	04/13/18	\$256.13	Redondo Plaza	MTC-1	Retail(Line/Strip)	1	Y	
055	020	282204	9064	6,600	2925537	\$1,200,000	04/17/18	\$181.82	FIRESTONE TIRE (RETAIL)	MTC-1	Service Building	1	Y	
055	020	282204	9093	1,936	3068986	\$2,100,000	09/08/20	\$1,084.71	SEACOMA MHP (30)	RA-3600	Mobile Home Park	1	Y	
055	020	282204	9140	616	2922998	\$348,200	03/27/18	\$565.26	Sweet Cheeks Espresso/WETLAND	C-C	Restaurant(Fast Food)	1	Y	
055	020	282204	9246	5,216	3036974	\$3,050,000	02/22/20	\$584.74	CHEVRON FOOD MART	C-C	Conv Store with Gas	1	Y	
055	020	332204	9076	2,663	2918271	\$2,050,000	03/05/18	\$769.81	ARCO AMPM	BC	Conv Store with Gas	1	Y	
055	020	332204	9155	2,440	3000548	\$484,000	07/17/19	\$198.36	FURNITURE MUEBLERIA	BC	Retail Store	2	Y	
055	020	332204	9158	5,760	2917389	\$500,000	02/28/18	\$86.81	RETAIL/OFFICE BLDG	BC	Retail Store	1	Y	
055	020	332204	9164	2,400	2913089	\$500,000	01/30/18	\$208.33	Curves	BN	Retail Store	1	Y	
055	020	720480	0167	7,840	3088078	\$2,525,000	12/11/20	\$322.07	SVC GAR - RV STORAGE	BC	Service Building	1	Y	
055	020	720540	0125	5,526	3010202	\$720,000	09/11/19	\$130.29	STORE WITH 2 BD APT	BC	Apartment(Mixed Use)	1	Y	
055	020	768280	0055	2,330	2955642	\$450,000	09/27/18	\$193.13	SFR	CM-2	Single Family(C/I Zone)	2	Y	
055	020	768280	0248	1,878	2977335	\$360,000	03/08/19	\$191.69	OFFICE	MTC-1	Single Family(C/I Use)	1	Y	
055	020	953820	0010	5,041	2989901	\$720,000	05/21/19	\$142.83	PLEASANT GARDEN RESTAURANT	CM-2	Restaurant/Lounge	1	Y	
055	020	953820	0030	41,326	2967126	\$4,065,000	12/14/18	\$98.36	WOODMONT PLACE SHOPPING CE	CM-2	Grocery Store	1	Y	
055	020	953820	0070	3,353	2924862	\$600,000	04/16/18	\$178.94	MAHARAJA RESTAURANT (WOODI	CM-2	Restaurant/Lounge	1	Y	
055	030	132180	0010	33,266	3081047	\$5,370,000	11/05/20	\$161.43	Snyder Roofing & Sheet Metal	CE	Warehouse	1	Y	
055	030	132180	0020	54,272	3002244	\$5,550,000	07/26/19	\$102.26	SALMOLUX / E&E FOODS	CE	Warehouse	1	Y	
055	030	172104	9058	17,460	2920331	\$1,822,000	03/21/18	\$104.35	32020 Professional Building	OP	Office Building	2	Y	
055	030	182104	9045	15,168	3018344	\$2,360,000	10/23/19	\$155.59	THE QUAD MEDICAL OFFICE	BN	Medical/Dental Office	1	Y	
055	030	215470	0010	2,994	3034320	\$1,350,000	02/10/20	\$450.90	TWIN LAKES CHIROPRACTIC	OP	Office Building	1	Y	
055	030	215470	0070	14,110	2971422	\$1,910,000	01/25/19	\$135.36	TORQUAY MEDICAL BLDG	OP	Medical/Dental Office	1	Y	
055	030	233145	0020	5,637	2998109	\$1,350,000	06/21/19	\$239.49	EMERALD PROFESSIONAL CONDC	OP	Office Building	1	Y	
055	030	233145	0030	6,464	3042560	\$1,720,000	04/09/20	\$266.09	EMERALD PROFESSIONAL CONDC	OP	Office Building	1	Y	
055	030	415920	0715	5,120	3001512	\$3,732,000	07/25/19	\$728.91	PACIFIC DENTAL / STARBUCKS	BC	Retail(Line/Strip)	1	Y	

Improvement Sales for Area 055 with Sales Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	030	609430	0020	1,075	2922233	\$245,000	03/26/18	\$227.91	9TH AVENUE PAVILION	OP	Office Building	1	Y	
055	030	609430	0020	1,075	3073604	\$260,000	09/29/20	\$241.86	9TH AVENUE PAVILION	OP	Office Building	1	Y	
055	030	697900	0050	12,185	3028333	\$2,500,000	12/30/19	\$205.17	THE QUAD (Primary)	BN	Shopping Ctr(Nghbrhood)	2	Y	
055	030	926480	0015	18,792	3010381	\$3,325,000	09/16/19	\$176.94	OFFICE BUILDINGS	OP	Office Building	1	Y	
055	030	926480	0110	70,103	3002786	\$6,550,000	08/01/19	\$93.43	NINTH AVE CENTER	CE	Office Park	1	Y	
055	030	926500	0250	17,289	2968979	\$2,890,000	12/28/18	\$167.16	CAMPUS SQUARE OFC PARK BLDG	OP	Office Building	2	Y	
055	030	926502	0020	10,970	2921816	\$2,300,000	03/30/18	\$209.66	WEST CAMPUS OFFICE PARK	PO	Medical/Dental Office	1	Y	
055	030	926504	0150	33,028	3013588	\$7,000,000	10/03/19	\$211.94	MAPLEWOOD II	OP	Office Building	1	Y	
055	030	926925	0070	1,460	2944906	\$375,000	07/31/18	\$256.85	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	030	926925	0080	988	2968297	\$230,000	12/22/18	\$232.79	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	030	926925	0100	1,520	2967061	\$395,000	12/19/18	\$259.87	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	030	926925	0160	2,000	3050338	\$555,000	06/01/20	\$277.50	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	040	162104	9042	4,670	2914506	\$1,350,000	02/12/18	\$289.08	Red Stone Tofu House	BC	Restaurant/Lounge	1	Y	
055	040	202104	9047	2,400	2994950	\$1,150,000	06/20/19	\$479.17	OFFICE & TWO SFR(RENTALS)	CE	Office Building	1	Y	
055	040	212104	9048	4,150	3006186	\$1,200,000	08/05/19	\$289.16	Northwest Towing	CE	Office Building	1	Y	
055	040	212104	9073	10,790	2947452	\$1,550,000	08/09/18	\$143.65	Quality Rugs & Home Furnishings	CE	Warehouse	1	Y	
055	040	269330	0310	758	2989751	\$135,000	05/22/19	\$178.10	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0330	1,699	3028675	\$385,000	01/03/20	\$226.60	GARAGETOWN FEDERAL WAY	CE	Warehouse	2	Y	
055	040	269330	0410	953	3079423	\$190,000	10/29/20	\$199.37	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0480	1,149	2971972	\$210,000	01/23/19	\$182.77	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0550	1,149	3036598	\$200,000	02/27/20	\$174.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0610	1,379	3075609	\$290,000	09/22/20	\$210.30	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	390380	0010	6,240	2920299	\$950,000	03/20/18	\$152.24	MARTINSON, COBEAN ASSOCIATE	CE	Office Building	1	Y	
055	040	390380	0010	6,240	2987714	\$1,315,000	05/14/19	\$210.74	MARTINSON, COBEAN ASSOCIATE	CE	Office Building	1	Y	
055	040	390380	0020	13,200	2916944	\$1,340,000	02/27/18	\$101.52	OFFICE	CE	Office Building	1	Y	
055	040	390380	0030	15,037	2977610	\$1,850,000	03/12/19	\$123.03	VOICE OF HOPE CHURCH	CE	Church/Welfare/Relig Srvc	2	Y	
055	040	797880	0160	9,135	3048438	\$4,200,000	05/20/20	\$459.77	Cash America Pawn	BC	Retail(Line/Strip)	1	Y	
055	040	926503	0035	8,055	3055275	\$1,500,000	06/30/20	\$186.22	KINDERCARE LEARNING CENTER	BC	Daycare Center	1	Y	
055	040	926503	0053	4,590	3026961	\$950,000	12/13/19	\$206.97	OFFICE BUILDING	OP	Office Building	1	Y	
055	050	252103	9011	6,820	2922415	\$1,350,000	03/31/18	\$197.95	Valero / Circle K / Line Retail	BN	Conv Store with Gas	1	Y	
055	050	252103	9032	4,800	3080321	\$1,525,000	10/30/20	\$317.71	Northshore Automotive	BN	Service Building	1	Y	
055	050	252103	9055	2,889	2911390	\$333,000	01/18/18	\$115.26	CHIROPRACTIC HEALTH CENTER	BN	Office Building	2	Y	
055	050	873209	0020	2,814	3098481	\$680,000	12/30/20	\$241.65	TWIN LAKES DENTAL PLAZA	PO	Medical/Dental Office	1	Y	
055	050	873217	0040	19,600	3022028	\$4,000,000	11/20/19	\$204.08	Line Retail	BN	Retail Store	1	Y	
055	050	930100	0020	4,286	2979039	\$1,500,000	03/21/19	\$349.98	Umpqua Bank	BN	Bank	1	Y	
055	070	292104	9074	11,559	2922525	\$1,575,000	03/27/18	\$136.26	SPRING VALLEY SCHOOL	RS35.0	School(Private)	1	Y	
055	070	321125	0010	0	2952150	\$15,500,000	09/10/18	\$0.00	Heather Hills MHP (Primary)	RS	Mobile Home Park	23	Y	
055	070	322104	9148	1,300	3090692	\$6,344,996	12/17/20	\$4,880.77	VACANT LAND	PD	Utility, Private(Radio/T.V.)	1	Y	
055	070	332104	9020	6,930	2934397	\$1,800,000	05/29/18	\$259.74	FIRST UKRAINIAN BAPTIST CHURCH	R4	Church/Welfare/Relig Srvc	1	Y	
055	070	614260	3025	10,578	2923028	\$1,927,000	04/05/18	\$182.17	INDUSTRIAL LIGHT MANUFACTUR	CP-1	Warehouse	1	Y	

Improvement Sales for Area 055 with Sales Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	070	726120	0221	99,200	2973437	\$13,000,000	02/13/19	\$131.05	DEVRY UNIVERSITY AND PARKING	OP-3	Office Building	1	Y	
055	080	082204	9114	3,176	3077879	\$595,000	08/25/20	\$187.34	Office	RM-2400	Office Building	1	Y	
055	080	200900	2280	5,581	2988485	\$1,500,000	05/16/19	\$268.77	DES MOINES DENTAL CENTER	D-C	Medical/Dental Office	1	Y	
055	080	200900	4015	6,920	2948872	\$1,090,000	08/10/18	\$157.51	RETAIL STORE	D-C	Retail Store	1	Y	
055	080	200900	4244	3,870	2911843	\$350,000	01/19/18	\$90.44	MAR VUE OFFICE BLDG	D-C	Office Building	1	Y	
055	080	200900	4665	10,080	2994423	\$1,285,000	06/17/19	\$127.48	DES MOINES RETAIL	D-C	Retail Store	1	Y	
055	080	200900	4830	4,280	2998389	\$780,000	07/03/19	\$182.24	LINE RETAIL	D-C	Retail Store	2	Y	
055	080	201140	0521	10,456	2981996	\$700,000	04/10/19	\$66.95	YARDARM PLAZA	D-C	Retail(Line/Strip)	1	Y	
055	080	201140	0521	10,456	3090380	\$1,195,000	12/21/20	\$114.29	YARDARM PLAZA	D-C	Retail(Line/Strip)	1	Y	
055	080	514900	0020	811	2952496	\$137,450	09/12/18	\$169.48	MARINA PROFESSIONAL CENTER	D-C	Condominium(Office)	1	Y	
055	080	514900	0030	811	2959703	\$135,000	10/24/18	\$166.46	MARINA PROFESSIONAL CENTER	D-C	Condominium(Office)	1	Y	
055	080	514900	0050	2,702	3039020	\$450,000	03/10/20	\$166.54	MARINA PROFESSIONAL CENTER	D-C	Condominium(Office)	3	Y	
055	080	769794	0020	7,600	2972316	\$827,000	02/01/19	\$108.82	7 STAR PLAZA & THE MARINA INN	D-C	Hotel/Motel	1	Y	
055	090	092204	9232	2,426	2995316	\$1,625,000	06/18/19	\$669.83	VACANT C-STORE	PR-C	Conv Store with Gas	1	Y	
055	090	162204	9161	9,350	3013219	\$1,350,000	09/27/19	\$144.39	DAYCARE CTR/RENTAL HALL	R-SR	Daycare Center	1	Y	
055	090	212204	9006	57,498	2920675	\$6,400,000	03/23/18	\$111.31	Contour Laminates	CM-2	Industrial(Light)	1	Y	
055	090	215640	0162	3,058	2960323	\$615,000	10/30/18	\$201.11	THREE RENTAL SFR'S	RM-2400	Triplex	1	Y	
055	090	222204	9145	1,458	2980888	\$540,000	03/21/19	\$370.37	WEST HILL MARKET	CC	Conv Store without Gas	1	Y	
055	090	250060	0020	4,037	2917719	\$1,335,000	03/02/18	\$330.69	ABC DENTISTRY	PR-C	Medical/Dental Office	1	Y	
055	090	250060	0155	8,700	2926093	\$1,830,000	04/10/18	\$210.34	AUTO ACCENTS BY DUNN	PR-C	Service Building	1	Y	
055	090	250060	0220	1,940	2925289	\$340,000	04/18/18	\$175.26	SFR & SHOP	PR-C	Single Family(C/I Use)	1	Y	
055	090	250060	0226	7,098	3003539	\$1,500,000	07/31/19	\$211.33	Secrets Adult Entertainment	PR-C	Retail Store	2	Y	
055	090	250060	0250	16,158	2913215	\$3,750,000	01/30/18	\$232.08	Heritage Plaza	PR-C	Office Building	1	Y	
055	090	250060	0585	76,883	2962406	\$19,200,300	11/15/18	\$249.73	LA PLAZA (Primary)	MTC-1	Shopping Ctr(Nghbrhood)	3	Y	
055	090	360180	0160	12,000	3003169	\$1,395,000	08/01/19	\$116.25	LINE RETAIL STORES	CM-2	Retail(Line/Strip)	1	Y	
055	090	360240	0166	5,380	3069468	\$1,180,000	09/11/20	\$219.33	SKIPS AUTO BODY	CM-2	Service Building	3	Y	

Vacant Sales for Area 055 with Sales Used

04/21/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	092104	9121	33,909	2994813	\$900,000	06/11/19	\$26.54	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	010	092104	9248	23,250	2934243	\$2,400,000	06/01/18	\$103.23	SHELL FOOD MART	CC-C	Conv Store with Gas	1	Y	
055	020	042104	9007	26,233	3016540	\$850,000	10/20/19	\$32.40	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	020	042104	9062	109,335	2925688	\$365,000	04/18/18	\$3.34	VACANT LAND	RM3600	Vacant(Commercial)	1	Y	
055	020	092104	9140	99,317	3024473	\$826,500	12/04/19	\$8.32	SINGLE FAMILY RESIDENCE (INTER	CBP	Single Family(C/I Zone)	1	Y	
055	020	092104	9160	85,378	3024813	\$1,200,000	12/05/19	\$14.06	SINGLE FAMILY RESIDENCE	OP	Single Family(C/I Zone)	1	Y	
055	020	092104	9187	91,040	3024471	\$1,850,000	12/04/19	\$20.32	DUPLEX RESIDENCE	CBP	Duplex	1	Y	
055	020	092104	9206	14,670	3024472	\$600,000	12/04/19	\$40.90	VACANT COMMERCIAL	CBP	Vacant(Commercial)	1	Y	
055	020	092104	9310	203,922	3040496	\$160,000	03/24/20	\$0.78	VACANT COMMERCIAL (WETLAND)	CB	Vacant(Single-family)	1	Y	
055	020	092104	9316	414,034	3024474	\$1,850,000	12/04/19	\$4.47	VACANT COMMERCIAL	CBP	Vacant(Multi-family)	2	Y	
055	020	768280	0011	58,197	2925440	\$841,888	04/06/18	\$14.47	VACANT LAND	C-C	Vacant(Commercial)	1	Y	
055	030	202104	9166	108,021	3036013	\$200,000	02/27/20	\$1.85	VACANT COMMERCIAL	OP	Vacant(Commercial)	1	Y	
055	040	202104	9021	25,585	2959177	\$565,000	10/22/18	\$22.08	Vacant Commercial	CE	Single Family(C/I Zone)	1	Y	
055	040	202104	9027	704,801	2967945	\$2,350,000	12/19/18	\$3.33	4 RESIDENCES USED AS RENTALS	CE	Single Family(Res Use/Zone)	1	Y	
055	040	202104	9080	64,364	2997197	\$725,000	06/28/19	\$11.26	VACANT LAND	BC	Vacant(Industrial)	1	Y	
055	040	202104	9162	182,501	3091619	\$4,500,000	12/24/20	\$24.66	BARKSHIRE PANEL SYSTEMS	CE	Warehouse	4	Y	
055	040	202104	9171	29,714	3049915	\$450,000	06/01/20	\$15.14	VACANT LAND	CE	Vacant(Industrial)	2	Y	
055	040	292104	9048	226,115	2973092	\$2,880,000	02/05/19	\$12.74	VACANT COMMERCIAL	CE	Vacant(Commercial)	3	Y	
055	040	768190	0030	53,643	2926119	\$490,000	04/20/18	\$9.13	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	050	082104	9074	175,378	2934702	\$500,000	06/01/18	\$2.85	VACANT COMMERCIAL	BN	Vacant(Commercial)	3	Y	
055	050	122103	9147	134,715	3007924	\$75,000	08/26/19	\$0.56	VACANT COMMERCIAL	PO	Vacant(Commercial)	1	Y	
055	050	132103	9002	87,067	2942935	\$385,000	07/09/18	\$4.42	VACANT COMMERCIAL	PO	Vacant(Commercial)	2	Y	
055	050	252103	9010	96,180	2914438	\$975,000	02/07/18	\$10.14	VACANT COMMERCIAL	BN	Vacant(Commercial)	1	Y	
055	050	873198	0010	8,712	2960255	\$155,000	10/29/18	\$17.79	TWIN LAKES GOLF AND COUNTRY C	RS7.2	Golf Course	1	Y	
055	050	873198	3370	8,276	3029826	\$150,000	01/13/20	\$18.12	TWIN LAKES GOLF AND COUNTRY C	RS7.2	Golf Course	1	Y	
055	070	236800	0040	57,648	2986567	\$1,040,000	05/06/19	\$18.04	ABC NURSERY & GREENHOUSE	BN	Greenhse/Nrsry/Hort Srvc	1	Y	
055	070	375160	4017	99,770	2983400	\$980,000	04/17/19	\$9.82	VACANT LAND	NB	Vacant(Commercial)	5	Y	
055	070	750500	0900	41,125	3090691	\$934,525	12/16/20	\$22.72	VACANT LAND -- EXCESS HWY R/W	PD	Vacant(Single-family)	1	Y	
055	080	201140	0524	54,279	3074635	\$475,000	10/06/20	\$8.75	Yard Storage for boats	D-C	Vacant(Commercial)	1	Y	
055	090	092204	9166	32,546	3067005	\$92,000	08/27/20	\$2.83	Vacant Commercial	B-P	Vacant(Commercial)	1	Y	
055	090	152204	9053	99,088	2992311	\$2,550,000	06/05/19	\$25.73	ESPRESSO & RV PARKING	IP	Parking(Commercial Lot)	1	Y	
055	090	152204	9059	118,919	3026686	\$2,794,126	12/18/19	\$23.50	VACANT COMMERCIAL	MCR	Single Family(C/I Zone)	1	Y	
055	090	152204	9103	13,500	3026687	\$195,000	12/18/19	\$14.44	VACANT LAND	MCR	Vacant(Commercial)	1	Y	
055	090	152204	9171	42,290	2966075	\$1,000,000	12/11/18	\$23.65	VACANT COMMERCIAL	MTC-2	Vacant(Multi-family)	1	Y	
055	090	212204	9084	30,946	2990246	\$350,000	05/14/19	\$11.31	VACANT COMMERCIAL	MTC-1	Parking(Commercial Lot)	1	Y	
055	090	250060	0080	76,674	3037596	\$4,500,000	03/09/20	\$58.69	former KOST AUTO SALES	PR-C	Auto Showroom and Lot	1	Y	
055	090	250060	0605	56,239	2962407	\$1,349,700	11/15/18	\$24.00	LA PLAZA - Secondary	H-C	Shopping Ctr(Nghbrhood)	4	Y	
055	090	551400	0020	387,736	2922016	\$3,000,000	03/30/18	\$7.74	VACANT COMMERCIAL	MCR	Vacant(Commercial)	4	Y	
055	090	551400	0030	294,811	3050512	\$2,750,000	06/04/20	\$9.33	VACANT COMMERCIAL	MCR	Vacant(Commercial)	2	Y	

Improvement Sales for Area 055 with Sales not Used

04/21/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	092104	9256	5,722	2984115	\$20,199	04/10/19	\$3.53	WILD WILLY'S WORKWEAR	CC-F	Retail Store	1	24	Easement or right-of-way
055	010	242320	0030	150	3024507	\$2,000,000	11/27/19	\$13,333.33	ARCO	CC-C	Gas Station	1	68	Non-gov't to gov't
055	010	242320	0070	3,697	3010606	\$2,668,095	09/17/19	\$721.69	Sound Credit Union	CC-C	Bank	1	68	Non-gov't to gov't
055	010	785360	0210	3,000	2964616	\$519,000	11/18/18	\$173.00	7-ELEVEN / JK HAIR STYLING	BC	Conv Store with	1	51	Related party, friend, or neighbor
055	020	042104	9077	4,920	3019162	\$104,700	10/24/19	\$21.28	STEEL LAKE GRANGE	RS5.0	Club	1	68	Non-gov't to gov't
055	020	052104	9157	2,331	3050189	\$100,000	06/04/20	\$42.90	SACAJAWEA VETERINARY CLINIC	BC	Vet/Animal Cor	1	46	Non-representative sale
055	020	332204	9010	0	3013434	\$49,000	09/30/19	\$0.00	CRESTWOOD MHP (102)	RM1800	Mobile Home P	1	49	Mobile home
055	030	114040	0020	6,650	2977046	\$1,315,000	03/12/19	\$197.74	BROOKLAKE PROFESSIONAL CEN	OP	Condominium(C	1	13	Bankruptcy - receiver or trustee
055	030	926480	0020	22,590	2911528	\$5,015,000	01/19/18	\$222.00	OFFICE BUILDING (DSHS)	OP	Office Building	1	33	Lease or lease-hold
055	030	926500	0258	19,725	3027541	\$1,375,000	12/26/19	\$69.71	CAMPUS SQUARE OFC PARK BLDG	OP	Office Building	1	46	Non-representative sale
055	040	889700	0065	5,289	3028193	\$425,000	12/27/19	\$80.36	Boyko Motors	CE	Service Building	1	51	Related party, friend, or neighbor
055	040	889700	0095	3,200	2916653	\$1,050,000	02/27/18	\$328.13	TAYLOR RENTALS	CE	Service Building	1	36	Plottage
055	050	132103	9098	14,568	3016828	\$8,788,600	10/17/19	\$603.28	CVS Pharmacy	BN	Retail Store	1	N	Net Lease
055	070	215466	0010	130,490	2942523	\$10,500,000	07/17/18	\$80.47	EAST CAMPUS BLDG A	OP-2	Office Building	2	46	Non-representative sale
055	070	222104	9040	64,695	2992331	\$5,600,000	06/07/19	\$86.56	EAST CAMPUS CORP PARK IV (Pri	OP-1	Office Building	3	33	Lease or lease-hold
055	080	200900	3615	11,167	2911310	\$1,030,000	01/12/18	\$92.24	MARINA PLAZA	D-C	Retail(Line/Strip	1	33	Lease or lease-hold
055	080	200900	4782	4,876	2999983	\$2,936	07/01/19	\$0.60	Mixed-Use Building	D-C	Retail Store	1	24	Easement or right-of-way
055	080	789320	0005	2,988	2977931	\$550,000	03/04/19	\$184.07	Dental Clinic	RS-7200	Medical/Dental	2	15	No market exposure
055	090	152204	9109	11,792	2945954	\$3,149,220	07/17/18	\$267.06	Franz Bakery Store	MCR	Retail(Discount	1	36	Plottage
055	090	222204	9142	21,279	2962137	\$251,500	11/09/18	\$11.82	WEST HILL PLAZA	CC	Retail(Line/Strip	1	24	Easement or right-of-way
055	090	250060	0455	6,966	3008321	\$602,397	08/29/19	\$86.48	Snow White Laundry / Sherwin Williar	MTC-1	Retail(Line/Strip	3	52	Statement to dor
055	090	250060	0491	4,852	3029887	\$1,135,500	12/23/19	\$234.03	DISCOUNT CAR STEREO	MTC-1	Retail Store	1	68	Non-gov't to gov't
055	090	250060	0497	5,899	3029888	\$2,234,000	12/23/19	\$378.71	JIFFY LUBE & SERVICE GARAGE	MTC-1	Service Building	1	68	Non-gov't to gov't
055	090	250060	0506	11,920	2981056	\$2,375,000	04/05/19	\$199.24	VENDING EQUIPMENT CENTER	MTC-2	Service Building	1	68	Non-gov't to gov't
055	090	250060	0622	3,600	2926794	\$10	02/27/18	\$0.00	Greenside Recreational	H-C	Warehouse	1	31	Exempt from excise tax

Vacant Sales for Area 055 with Sales not Used

04/21/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	020	282204	9244	22,729	3081030	\$1,550,000	10/29/20	\$68.19	VACANT LAND	C-C	Vacant(Commercial)	2	46	Non-representative sale
055	040	202104	9171	29,714	3103467	\$10	10/20/20	\$0.00	VACANT COMMERCIAL	CE	Vacant(Industrial)	2	18	Quit claim deed
055	080	201140	0456	3,397	3049714	\$6,950	05/07/20	\$2.05	VACANT RESIDENTIAL	RS-7200	Vacant(Multi-family)	1	24	Easement or right-of-way
055	090	250060	0286	32,919	2934764	\$275,000	05/22/18	\$8.35	VACANT MULTIPLE	PR-R	Vacant(Multi-family)	3	68	Non-gov't to gov't
055	090	250060	0535	50,093	2981942	\$1,451,000	04/12/19	\$28.97	VACANT COMMERCIAL	MTC-1	Vacant(Commercial)	2	68	Non-gov't to gov't
055	090	944300	0010	35,082	2975533	\$50,225	02/27/19	\$1.43	WILMINGTON OFFICES	MTC-2	Office Building	3	68	Non-gov't to gov't
055	090	360360	0440	3,000	2951305	\$25,000	09/06/18	\$8.33	VACANT LAND	MHP	Vacant(Commercial)	1	Y	Characteristics changed after sale
055	010	092104	9034	77,101	2968294	\$3,800,000	12/27/18	\$49.29	VACANT COMMERCIAL	CC-C	Vacant(Commercial)	1	Y	Characteristics changed after sale

Physically Inspected Parcels 2021 AY

Geo Area	GeoNbhd	APN	AddrLine
55	50	034600-0000	30801 16TH PL SW
55	50	246950-0000	2710 SW 327TH ST
55	50	260795-0000	32000 43RD PL SW
55	50	420500-0000	33020 10TH AVE SW
55	50	421540-0000	2101 SW 318TH ST
55	50	500790-0000	31500 33RD PL SW
55	50	512600-0000	4601 SW 320TH ST
55	50	661320-0000	32001 47TH AVE SW
55	50	698000-0000	31823 32ND PL SW
55	50	698001-0000	31901 31ST PL SW
55	50	770380-0000	1801 SW 307TH ST
55	50	784300-0000	31701 47TH AVE SW
55	50	784301-0000	4728 SW 318TH ST
55	50	784302-0000	31732 47TH LN SW
55	50	856110-0000	31841 18TH AVE SW
55	50	864800-0000	4920 SW 318TH ST
55	50	867860-0000	2120 SW 352ND ST
55	50	873179-0000	4518 SW 320TH ST
55	50	873209-0000	2345 SW 320TH ST A
55	50	415920-0004	34600 12TH AVE SW
55	50	189880-0010	
55	50	349030-0010	34007 HOYT RD SW
55	50	416800-0010	1200 SW 312TH ST
55	50	556060-0010	31918 3RD PL SW
55	50	873217-0010	33601 21ST AVE SW
55	50	930100-0010	33702 21ST AVE SW
55	50	189880-0020	
55	50	349030-0020	34007 HOYT RD SW
55	50	556060-0020	31914 3RD PL SW
55	50	873217-0020	2109 SW 336TH ST
55	50	930100-0020	33653 21ST AVE SW
55	50	556060-0030	31906 3RD PL SW
55	50	873217-0030	2131 SW 336TH ST
55	50	930100-0030	33700 19TH AVE SW
55	50	556060-0040	31832 3RD PL SW
55	50	873217-0040	2311 SW 336TH ST
55	50	556060-0050	31826 3RD PL SW
55	50	873217-0050	2301 SW 336TH ST
55	50	556060-0060	31816 3RD PL SW
55	50	873217-0060	2309 SW 336TH ST
55	50	556060-0070	31810 3RD PL SW
55	50	556060-0080	31806 3RD PL SW
55	50	556060-0090	31805 3RD PL SW
55	50	556060-0100	31815 3RD PL SW
55	50	556060-0110	31821 3RD PL SW
55	50	556060-0120	31825 3RD PL SW
55	50	556060-0130	31829 3RD PL SW
55	50	556060-0140	31909 3RD PL SW
55	50	556060-0150	31913 3RD PL SW
55	50	556060-0160	31917 3RD PL SW
55	50	556060-0170	31921 3RD PL SW
55	50	556060-0180	31925 3RD PL SW
55	50	176150-0200	35205 25TH AVE SW
55	50	873198-0231	3583 SW 320TH ST
55	50	720582-0250	30655 21ST AVE SW
55	50	176150-0305	SW 352ND ST
55	50	308900-0315	34008 HOYT RD SW
55	50	308900-0320	34024 HOYT RD SW
55	50	515200-0321	601 S 302ND ST

Physically Inspected Parcels 2021 AY

Geo Area	GeoNbhd	APN	AddrLine
55	50	308900-0330	34110 HOYT RD SW
55	50	308900-0385	34029 HOYT RD SW
55	50	515320-0625	1232 SW DASH POINT RD
55	50	542350-0630	34800 21ST AVE SW
55	50	873190-2740	3583 SW 320TH ST
55	50	873190-2741	
55	50	119600-3720	29526 2ND AVE SW
55	50	242103-9001	
55	50	102103-9002	5700 SW DASH POINT RD
55	50	132103-9002	
55	50	242103-9002	2220 SW 337TH PL
55	50	252103-9002	2140 SW 356TH ST
55	50	072104-9003	414 SW 312TH ST
55	50	232103-9003	3601 SW 336TH ST
55	50	072104-9004	
55	50	082104-9005	30525 8TH AVE S
55	50	192104-9005	1002 SW CAMPUS DR
55	50	122103-9006	31004 19TH PL SW
55	50	192104-9006	1300 SW CAMPUS DR
55	50	302104-9006	35448 11TH AVE SW
55	50	132103-9008	32445 26TH AVE SW
55	50	122103-9009	3045 SW DASH POINT RD
55	50	082104-9010	
55	50	112103-9010	4700 SW DASH POINT RD
55	50	252103-9010	2010 SW 356TH ST
55	50	252103-9011	2125 SW 356TH ST
55	50	182104-9012	1900 SW CAMPUS DR
55	50	302104-9013	36001 1ST AVE S
55	50	072104-9014	
55	50	132103-9016	1920 SW 336TH ST
55	50	252103-9016	35405 23RD AVE SW
55	50	072104-9017	31627 1ST AVE S
55	50	302104-9017	
55	50	112103-9020	4700 SW 320TH ST
55	50	132103-9023	2206 SW 334TH PL
55	50	132103-9024	2100 SW 336TH ST
55	50	252103-9024	2215 SW 356TH ST
55	50	302104-9024	35419 1ST AVE S
55	50	122103-9025	31119 21ST WAY SW
55	50	182104-9025	1300 SW CAMPUS DR
55	50	252103-9025	35615 22ND AVE SW
55	50	122103-9026	1600 SW 312TH ST
55	50	132103-9028	33250 21ST AVE SW
55	50	082104-9029	31001 8TH AVE S
55	50	112103-9029	
55	50	122103-9030	2105 SW 320TH ST
55	50	142103-9031	3939 SW 331ST ST
55	50	182104-9031	33501 10TH AVE SW
55	50	252103-9032	35406 21ST AVE SW
55	50	132103-9033	2315 SW 320TH ST
55	50	182104-9033	1310 SW 325TH PL
55	50	192104-9033	33914 19TH AVE SW
55	50	122103-9034	2800 SW 320TH ST
55	50	082104-9035	
55	50	132103-9036	
55	50	252103-9036	2100 SW 356TH ST
55	50	252103-9037	35415 21ST AVE SW
55	50	082104-9038	515 S 312TH ST
55	50	082104-9039	31411 6TH AVE S

Physically Inspected Parcels 2021 AY

Geo Area	GeoNbhd	APN	AddrLine
55	50	252103-9040	35409 21ST AVE SW
55	50	252103-9041	35401 21ST AVE SW
55	50	252103-9042	35301 21ST AVE SW
55	50	192104-9047	952 SW CAMPUS DR
55	50	082104-9050	728 S 320TH ST
55	50	192104-9050	1100 SW CAMPUS DR
55	50	252103-9050	35522 21ST AVE SW
55	50	112103-9051	6001 SW DASH POINT RD
55	50	122103-9051	
55	50	252103-9051	35305 21ST AVE SW
55	50	122103-9052	31247 SW DASH POINT RD
55	50	252103-9053	2111 SW 352ND ST
55	50	112103-9054	31816 47TH AVE SW
55	50	252103-9055	2201 SW 356TH ST
55	50	252103-9056	2225 SW 356TH ST
55	50	082104-9058	30815 8TH AVE S
55	50	252103-9058	35620 22ND AVE SW
55	50	252103-9060	35434 25TH AVE SW
55	50	242103-9061	34815 21ST AVE SW
55	50	132103-9062	33414 21ST AVE SW
55	50	182104-9064	1300 SW CAMPUS DR
55	50	132103-9067	3450 SW 320TH ST
55	50	122103-9069	1650 SW DASH POINT RD
55	50	252103-9069	35301 21ST AVE SW
55	50	132103-9072	3300 SW 320TH ST
55	50	132103-9073	3560 SW 320TH ST
55	50	242103-9073	34801 21ST AVE SW
55	50	082104-9074	30901 1ST AVE S
55	50	132103-9075	
55	50	082104-9076	31001 1ST AVE S
55	50	112103-9077	4700 SW DASH POINT RD
55	50	132103-9077	2501 SW 320TH ST
55	50	242103-9080	34030 21ST AVE SW
55	50	122103-9084	31035 SW 304TH ST
55	50	132103-9084	3440 SW 320TH ST
55	50	142103-9084	32607 47TH AVE SW
55	50	072104-9085	1580 SW 312TH ST
55	50	072104-9087	
55	50	112103-9087	4690 SW DASH POINT RD
55	50	122103-9087	21ST AVE SW
55	50	122103-9088	21ST AVE SW
55	50	242103-9088	
55	50	132103-9091	2200 SW 320TH ST
55	50	072104-9092	700 SW 320TH ST
55	50	112103-9095	32000 47TH AVE SW
55	50	132103-9095	2520 SW 336TH ST
55	50	142103-9095	4627 S 320TH ST
55	50	112103-9096	4400 SW 320TH ST
55	50	132103-9096	2500 SW 336TH ST
55	50	132103-9097	2300 SW 336TH ST
55	50	112103-9098	4700 SW 320TH ST
55	50	132103-9098	33520 21ST AVE SW
55	50	112103-9099	4700 SW 320TH ST
55	50	132103-9100	33510 21ST AVE SW
55	50	112103-9101	4610 SW 320TH ST
55	50	132103-9101	1901 SW 320TH ST
55	50	242103-9101	2501 SW 336TH ST
55	50	112103-9102	5015 SW DASH POINT RD
55	50	132103-9102	1901 SW 320TH ST

Physically Inspected Parcels 2021 AY

Geo Area	GeoNbhd	APN	AddrLine
55	50	242103-9102	2031 SW CAMPUS DR
55	50	132103-9103	1900 SW CAMPUS DR
55	50	242103-9103	33600 21ST AVE SW
55	50	122103-9105	3203 SW DASH POINT RD
55	50	082104-9106	31500 1ST AVE S
55	50	132103-9108	2002 SW CAMPUS DR
55	50	132103-9109	1918 SW CAMPUS DR
55	50	132103-9110	2400 SW 336TH ST
55	50	132103-9111	2550 SW 336TH ST
55	50	072104-9112	SW 312TH ST
55	50	242103-9113	2132 SW 336TH ST
55	50	242103-9115	2400 SW 344TH ST
55	50	242103-9116	1815 SW CAMPUS DR
55	50	122103-9120	21ST AVE SW
55	50	072104-9125	803 SW 312TH ST
55	50	082104-9128	30903 8TH AVE S
55	50	112103-9129	31736 50TH AVE SW
55	50	072104-9131	31912 3RD LN SW
55	50	072104-9133	31919 1ST AVE S
55	50	072104-9134	833 SW 312TH ST
55	50	122103-9141	31004 19TH PL SW
55	50	122103-9142	31001 19TH PL SW
55	50	072104-9143	1415 SW 312TH ST
55	50	122103-9146	3200 SW DASH POINT RD
55	50	302104-9146	
55	50	122103-9147	31241 SW DASH POINT RD
55	50	082104-9161	345 S 312TH ST
55	50	082104-9167	31200 1ST AVE S
55	50	082104-9168	
55	50	072104-9180	
55	50	072104-9182	
55	50	072104-9187	805 SW 312TH ST
55	50	072104-9194	112 SW 312TH ST
55	50	072104-9202	1060 SW 320TH ST
55	50	072104-9203	1412 SW 312TH ST
55	50	072104-9204	31620 3RD PL SW
55	50	072104-9209	1405 SW 312TH ST
55	50	072104-9210	31617 1ST AVE S
55	50	072104-9211	1525 SW DASH POINT RD
55	50	072104-9216	31205 8TH AVE SW
55	50	072104-9218	1535 SW DASH POINT RD
55	50	072104-9219	104 SW 312TH ST
55	50	082104-9221	405 S 312TH ST
55	50	082104-9233	31919 6TH AVE S
55	50	072104-9244	30809 1ST AVE S
55	50	072104-9245	30911 1ST AVE S
55	50	082104-9252	31519 6TH AVE S
55	50	082104-9258	100 S 320TH ST
55	50	082104-9265	700 S 320TH ST
55	50	082104-9266	720 S 320TH ST
55	50	082104-9267	622 S 320TH ST
55	50	082104-9279	31906 6TH AVE S

Physically Inspected Parcels 2021 AY

Geo Area	GeoNbhd	APN	AddrLine
55	80	025535-0000	21511 12TH AVE S
55	80	058770-0000	800 S 219TH ST
55	80	059395-0000	600 S 227TH ST
55	80	141983-0000	22532 6TH AVE S
55	80	162540-0000	22211 CLIFF AVE S
55	80	163500-0000	22226 CLIFF AVE S
55	80	176140-0000	22400 6TH AVE S
55	80	200650-0000	22508 6TH AVE S
55	80	200760-0000	22222 DOCK AVE S
55	80	286390-0000	22222 6TH AVE S
55	80	330078-0000	
55	80	353030-0000	914 S 248TH ST
55	80	418036-0000	813 S 227TH PL
55	80	514850-0000	22612 6TH AVE S
55	80	514870-0000	22211 6TH AVE S
55	80	514893-0000	506 S 222ND ST
55	80	514900-0000	22030 7TH AVE S
55	80	514920-0000	807 S 219TH ST
55	80	515600-0000	601 S 227TH ST
55	80	664866-0000	22218 5TH AVE S
55	80	677720-0000	22240 6TH AVE S
55	80	678081-0000	516 S 222ND ST
55	80	686080-0000	22529 6TH AVE S
55	80	687150-0000	22609 6TH AVE S
55	80	769794-0000	22300 7TH AVE S
55	80	786590-0000	21658 14TH AVE S
55	80	788860-0000	22315 6TH AVE S
55	80	794205-0000	21935 7TH AVE S
55	80	813785-0000	1020 S 230TH ST
55	80	894414-0000	1208 S 216TH ST
55	80	919521-0000	22515 6TH AVE S
55	80	933420-0000	22975 MARINE VIEW DR S
55	80	947785-0000	22005 6TH AVE S
55	80	988810-0000	23840 7TH AVE S
55	80	200660-0005	22325 7TH AVE S
55	80	200900-0005	21616 7TH PL S
55	80	720840-0005	802 S 223RD ST
55	80	789320-0005	20710 1ST AVE S
55	80	200900-0006	21608 7TH PL S
55	80	720840-0020	802 S 223RD ST
55	80	529620-0030	22200 8TH AVE S
55	80	789320-0030	20738 1ST AVE S
55	80	200900-0040	21630 7TH PL S
55	80	200660-0045	614 S 225TH ST
55	80	720840-0055	802 S 223RD ST
55	80	200900-0065	21632 MARINE VIEW DR S
55	80	200900-0075	21640 MARINE VIEW DR S
55	80	200660-0090	730 S 225TH ST
55	80	200900-0090	21616 MARINE VIEW DR S
55	80	200900-0095	21620 MARINE VIEW DR S
55	80	200900-0096	21610 MARINE VIEW DR S
55	80	529620-0099	
55	80	200660-0100	22325 MARINE VIEW DR S
55	80	529620-0102	
55	80	200660-0130	22341 MARINE VIEW DR S
55	80	200660-0145	22320 MARINE VIEW DR S

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55	80	200660-0146	
55	80	200660-0160	
55	80	200900-0162	21601 MARINE VIEW DR S
55	80	200660-0165	22336 MARINE VIEW DR S
55	80	200660-0170	22340 MARINE VIEW DR S
55	80	200900-0185	21621 MARINE VIEW DR S
55	80	200660-0190	22504 MARINE VIEW DR S
55	80	200660-0200	22506 MARINE VIEW DR SW
55	80	200660-0225	22518 MARINE VIEW DR S
55	80	200660-0245	22528 MARINE VIEW DR S
55	80	200900-0245	21640 7TH AVE S
55	80	200660-0275	22501 MARINE VIEW DR S
55	80	200660-0290	22509 MARINE VIEW DR S
55	80	200660-0305	22519 MARINE VIEW DR S
55	80	200660-0315	22525 MARINE VIEW DR S
55	80	201140-0322	23260 MARINE VIEW DR S
55	80	200660-0325	22531 MARINE VIEW DR S
55	80	200660-0360	22506 7TH AVE S
55	80	200660-0385	22522 7TH AVE S
55	80	200660-0395	22520 7TH AVE S
55	80	200660-0410	
55	80	200660-0430	710 S 226TH ST
55	80	945620-0435	25045 16TH AVE S
55	80	200660-0441	619 S 225TH ST
55	80	201140-0450	1011 S KENT-DES MOINES RD
55	80	201140-0456	23110 10TH AVE S
55	80	200660-0470	22517 7TH AVE S
55	80	200660-0475	22525 7TH AVE S
55	80	201140-0500	23008 MARINE VIEW DR S
55	80	201140-0504	23008 MARINE VIEW DR S
55	80	201140-0505	23008 MARINE VIEW DR S
55	80	201140-0521	830 S 230TH ST
55	80	201140-0522	809 S KENT-DES MOINES RD
55	80	201140-0523	
55	80	201140-0524	856 S 230TH ST
55	80	200660-0540	22514 6TH AVE S
55	80	201140-0542	
55	80	200660-0555	22516 6TH AVE S
55	80	201140-0581	820 S KENT-DES MOINES RD
55	80	200660-0620	22505 6TH AVE S
55	80	201140-0620	811 S 227TH PL
55	80	201140-0641	22640 8TH AVE S
55	80	605240-0830	22038 9TH AVE S
55	80	200660-0880	22613 7TH AVE S
55	80	200660-0890	
55	80	200660-0960	703 S 226TH ST
55	80	200660-0970	22612 7TH AVE S
55	80	200660-0985	22620 7TH AVE S
55	80	200660-0990	22624 7TH AVE S
55	80	200660-0993	22644 7TH AVE S
55	80	200660-1040	22607 MARINE VIEW DR S
55	80	200660-1080	22621 MARINE VIEW DR S
55	80	605240-1085	22225 9TH AVE S
55	80	200660-1095	22633 MARINE VIEW DR S
55	80	200660-1120	22602 MARINE VIEW DR S
55	80	605240-1120	
55	80	200660-1130	22604 MARINE VIEW DR S

Physically Inspected Parcels 2021 AY

55	80	200660-1140	22608 MARINE VIEW DR S
55	80	200660-1155	22616 MARINE VIEW DR S
55	80	200660-1165	22626 MARINE VIEW DR S
55	80	200660-1175	22636 MARINE VIEW DR S
55	80	200660-1200	22706 MARINE VIEW DR S
55	80	605240-1200	
55	80	200660-1225	22705 MARINE VIEW DR S
55	80	200660-1226	707 S 227TH ST
55	80	200660-1240	421 S 227TH ST
55	80	605240-1275	22015 8TH AVE S
55	80	200660-1340	22620 DOCK ST
55	80	200900-1949	21833 7TH AVE S
55	80	200900-2030	21815 MARINE VIEW DR S
55	80	200900-2065	21823 MARINE VIEW DR S
55	80	200900-2200	21804 MARINE VIEW DR S
55	80	200900-2210	21816 MARINE VIEW DR S
55	80	200900-2235	21826 MARINE VIEW DR S
55	80	200900-2245	21830 MARINE VIEW DR S
55	80	200900-2280	21904 MARINE VIEW DR S
55	80	200900-2295	21912 MARINE VIEW DR S
55	80	200900-2345	21938 MARINE VIEW DR S
55	80	200900-2355	21903 MARINE VIEW DR S
55	80	200900-2360	21915 MARINE VIEW DR S
55	80	200900-2400	21925 MARINE VIEW DR S
55	80	200900-2410	21927 MARINE VIEW DR S
55	80	200900-2440	21914 7TH AVE S
55	80	200900-2485	21916 7TH AVE S
55	80	200900-2500	21918 7TH AVE S
55	80	200900-2620	21910 6TH AVE S
55	80	789320-2810	20400 1ST AVE S
55	80	200900-2860	22030 CLIFF AVE S
55	80	789320-2970	134 S 206TH ST
55	80	200900-3390	
55	80	200900-3480	22027 6TH AVE S
55	80	200900-3530	22022 6TH AVE S
55	80	200900-3610	22005 7TH AVE S
55	80	200900-3615	22021 7TH AVE S
55	80	200900-3655	22037 7TH AVE S
55	80	200900-3690	22014 7TH AVE S
55	80	200900-3755	22208 7TH AVE S
55	80	200900-3770	22007 MARINE VIEW DR S
55	80	200900-3795	22015 MARINE VIEW DR S
55	80	200900-3815	MARINE VIEW DR S
55	80	200900-3820	22033 MARINE VIEW DR S
55	80	200900-3855	22004 MARINE VIEW DR S
55	80	200900-3875	22020 MARINE VIEW DR S
55	80	200900-3895	22024 MARINE VIEW DR S
55	80	200900-3915	22026 MARINE VIEW DR S
55	80	200900-3945	22204 MARINE VIEW DR S
55	80	200900-3955	22214 MARINE VIEW DR S
55	80	200900-3975	22220 MARINE VIEW DR S
55	80	200900-3990	22240 MARINE VIEW DR S
55	80	200900-4010	22201 MARINE VIEW DR S
55	80	200900-4015	22211 MARINE VIEW DR S
55	80	200900-4045	22217 MARINE VIEW DR S
55	80	200900-4075	22231 MARINE VIEW DR S
55	80	200900-4085	22239 MARINE VIEW DR S

Physically Inspected Parcels 2021 AY

55	80	200900-4095	705 S 222ND ST
55	80	200900-4105	22218 7TH AVE S
55	80	200900-4125	22220 7TH AVE S
55	80	200900-4135	22222 7TH AVE S
55	80	200900-4175	22207 7TH AVE S
55	80	200900-4195	22221 7TH AVE S
55	80	200900-4230	22223 7TH AVE S
55	80	200900-4243	22235 7TH AVE S
55	80	200900-4244	618 S 223RD ST
55	80	200900-4265	609 S 222ND ST
55	80	200900-4505	22211 5TH AVE S
55	80	200900-4515	410 S 222ND ST
55	80	200900-4520	
55	80	200900-4665	605 S 223RD ST
55	80	200900-4700	22309 7TH AVE S
55	80	200900-4725	22315 7TH AVE S
55	80	200900-4780	22303 MARINE VIEW DR S
55	80	200900-4781	22307 MARINE VIEW DR S
55	80	200900-4782	22311 MARINE VIEW DR S
55	80	200900-4805	22315 MARINE VIEW DR S
55	80	200900-4815	22319 MARINE VIEW DR S
55	80	200900-4820	22302 MARINE VIEW DR S
55	80	200900-4830	22308 MARINE VIEW DR S
55	80	200900-4831	22310 MARINE VIEW DR S
55	80	200900-4845	22312 MARINE VIEW DR S
55	80	200900-4851	22316 MARINE VIEW DR S
55	80	789320-6625	615 S 200TH ST
55	80	789380-7890	20827 3RD AVE S
55	80	789380-8250	105 S 208TH ST
55	80	172204-9002	22727 MARINE VIEW DR S
55	80	082204-9004	750 S 216TH ST
55	80	082204-9007	1200 S 216TH ST
55	80	082204-9014	815 S 216TH ST
55	80	082204-9018	22001 9TH AVE S
55	80	082204-9023	815 S 219TH ST
55	80	172204-9023	23660 MARINE VIEW DR S
55	80	082204-9025	820 S 219TH ST
55	80	172204-9025	23600 MARINE VIEW DR S
55	80	082204-9034	100 S 220TH ST
55	80	082204-9035	
55	80	172204-9042	22739 MARINE VIEW DR S
55	80	052204-9062	19804 8TH AVE S
55	80	082204-9073	922 S 219TH ST
55	80	082204-9075	21810 11TH AVE S
55	80	082204-9077	821 S 219TH ST
55	80	082204-9083	
55	80	052204-9087	19835 8TH AVE S
55	80	082204-9087	816 S 216TH ST
55	80	082204-9092	21620 14TH AVE S
55	80	052204-9094	19802 8TH AVE S
55	80	172204-9100	23801 16TH AVE S
55	80	172204-9105	22737 MARINE VIEW DR S
55	80	172204-9109	22749 MARINE VIEW DR S
55	80	082204-9114	805 S 219TH ST
55	80	082204-9125	809 S 219TH ST
55	80	172204-9130	22749 MARINE VIEW DR S
55	80	172204-9131	22741 MARINE VIEW DR S

Physically Inspected Parcels 2021 AY

55	80	052204-9132	908 S 200TH ST
55	80	172204-9132	22751 MARINE VIEW DR S
55	80	082204-9133	1122 S 216TH ST
55	80	082204-9149	754 S 216TH ST
55	80	082204-9162	800 S 216TH ST
55	80	082204-9165	1224 S 216TH ST
55	80	082204-9174	21630 11TH AVE S
55	80	082204-9177	1145 S 216TH ST
55	80	082204-9178	21650 11TH AVE S
55	80	082204-9179	21604 11TH AVE S
55	80	082204-9185	S 218TH ST
55	80	082204-9189	

Improvement Sales for Area 060 with Sales Used

04/15/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	020	030345	0080	1,379	3036055	\$665,000	02/26/20	\$482.23	AUBURN MEDICAL OFFICE BUILDING	DUC	Condominium(Office)	2	Y	
060	020	072105	9047	8,980	2999093	\$5,200,000	07/05/19	\$579.06	KID'S COUNTRY	C1	Daycare Center	1	Y	
060	020	132104	9094	285,992	2953928	\$30,500,000	09/24/18	\$106.65	MOHAWK PLASTICS PKG DIV	M1	Warehouse	3	Y	
060	020	182105	9215	1,163	2927831	\$275,000	04/27/18	\$236.46	SAPPOROS TERIYAKI	C1	Restaurant/Lounge	1	Y	
060	020	182105	9137	6,761	2937480	\$1,850,000	06/14/18	\$273.63	OFFICE BUILDING	C1	Office Building	2	Y	
060	020	182105	9062	5,000	2944665	\$450,000	06/26/18	\$90.00	COMSTOCK'S BOOKSHOP	DUC	Retail Store	1	Y	
060	020	182105	9187	8,600	2964266	\$1,492,930	11/30/18	\$173.60	COLORTYME/AUBURN LIQUOR	C1	Retail Store	1	Y	
060	020	182105	9004	15,364	3054709	\$3,780,000	06/30/20	\$246.03	OFFICE AND RETAIL	C3	Office Building	1	Y	
060	020	182105	9015	11,899	3089688	\$2,750,000	12/15/20	\$231.11	PRICE HELTON FUNERAL HOME	C1	Mortuary/Cemetery/Crem	1	Y	
060	020	264800	1060	24,115	2985260	\$2,000,000	04/26/19	\$82.94	MAIN STREET MARKET	CN	Shopping Ctr(Community	1	Y	
060	020	333990	0055	2,930	3009628	\$300,000	09/09/19	\$102.39	COLORTRONICS	C1	Retail Store	1	Y	
060	020	333990	0026	2,035	3085690	\$1,100,000	11/25/20	\$540.54	76 FOOD MART	C3	Conv Store with Gas	1	Y	
060	020	333990	0845	1,240	3085521	\$320,000	11/25/20	\$258.06	WILLIAM M SUTTON DDS	RO	Medical/Dental Office	1	Y	
060	020	556820	0210	3,000	3017399	\$405,000	10/23/19	\$135.00	OFFICE/RETAIL	DUC	Office Building	1	Y	
060	020	733140	0470	600	2909323	\$218,250	01/03/18	\$363.75	AUBURN VALLEY BARBER SHOP	DUC	Retail Store	1	Y	
060	020	733540	0080	3,472	3013617	\$555,000	09/26/19	\$159.85	DENTAL CLINIC	RO	Medical/Dental Office	1	Y	
060	020	745992	0030	7,888	3031728	\$1,850,000	01/24/20	\$234.53	OFFICE BUILDING	C1	Office Building	1	Y	
060	020	781570	0380	1,960	2910921	\$600,000	01/11/18	\$306.12	GREEN RIVER MONTESSORI SCHC	DUC	Daycare Center	1	Y	
060	020	781620	0115	2,470	2932484	\$525,000	05/22/18	\$212.55	MAIN STREET GARAGE	DUC	Service Building	1	Y	
060	020	869810	0075	3,060	2956295	\$362,500	10/05/18	\$118.46	VERSOLENKO CLEANERS	C2	Industrial(Light)	1	Y	
060	020	949920	0197	2,256	3079236	\$400,000	10/29/20	\$177.30	THRIVENT FINANCIAL	RO	Single Family(C/I Use)	1	Y	
060	030	030350	0040	34,735	2931394	\$2,950,000	05/15/18	\$84.93	IVES BUILDING	M1	Warehouse	1	Y	
060	030	030350	0010	18,484	2942125	\$1,950,000	07/16/18	\$105.50	AUBURN PARK OF INDUSTRY	M1	Office Building	1	Y	
060	030	030351	0040	15,704	2963391	\$2,350,000	11/16/18	\$149.64	FLEX BUILDING	M1	Warehouse	1	Y	
060	030	030351	0040	15,704	3085383	\$3,000,000	11/25/20	\$191.03	FLEX BUILDING	M1	Warehouse	1	Y	
060	030	112104	9032	26,005	2956946	\$4,000,000	10/12/18	\$153.82	DELTA ELECTRIC MOTORS	M1	Warehouse	1	Y	
060	030	112104	9035	23,976	2958258	\$3,532,000	10/19/18	\$147.31	WASHINGTON INSULATION	M1	Warehouse	1	Y	
060	030	112104	9034	20,220	2982854	\$3,275,000	04/10/19	\$161.97	WAREHOUSE	M1	Warehouse	1	Y	
060	030	122104	9036	60,048	2919779	\$6,920,000	03/16/18	\$115.24	COMPOSITE SOLUTIONS	M1	Warehouse	1	Y	
060	030	122104	9033	61,152	3005407	\$11,225,000	08/15/19	\$183.56	WHITE RIVER PARK (2 BLDGS)	M1	Warehouse	1	Y	
060	030	129160	0060	17,766	3014751	\$3,075,000	10/08/19	\$173.08	PACIFIC WIRE	M1	Warehouse	1	Y	
060	030	328480	0035	2,553	3064368	\$445,000	08/19/20	\$174.30	JABEZ CONSTRUCTION	DUC	Restaurant/Lounge	1	Y	
060	030	391500	0230	3,853	3050101	\$555,000	05/21/20	\$144.04	HAPPY EXPRESS RESTAURANT	DUC	Restaurant/Lounge	3	Y	
060	030	391500	0085	8,852	3085305	\$1,050,000	11/19/20	\$118.62	AUBURN SAMOAN ASSEMBLY	DUC	Warehouse	1	Y	
060	030	446340	0350	5,200	2949151	\$450,000	08/02/18	\$86.54	GARNET RECYCLERS	EP	Warehouse	1	Y	
060	030	540160	0160	1,112	2972184	\$285,000	01/29/19	\$256.29	H2O SYSTEMS (CONVERTED RESI	DUC	Office Building	1	Y	
060	030	664937	0070	4,320	3012813	\$765,000	09/30/19	\$177.08	PARK 17 WAREHOUSE CONDO	M1	Warehouse	2	Y	
060	030	945200	0011	3,230	3046237	\$530,000	05/06/20	\$164.09	MARIANNE BUSINESS PARK BLDG	M1	Warehouse	1	Y	
060	035	000400	0065	12,720	2910032	\$1,846,000	01/09/18	\$145.13	KIM & KELLY BLDG	C3	Office Building	1	Y	
060	035	000400	0047	6,550	2975320	\$1,050,000	02/27/19	\$160.31	NUMATIC FINISHING	M2	Warehouse	1	Y	
060	035	000400	0058	39,220	2985986	\$9,500,000	04/15/19	\$242.22	AUBURN VALLEY MAZDA	C3	Auto Showroom and Lot	5	Y	
060	035	000460	0013	14,734	2928187	\$2,250,000	05/02/18	\$152.71	ROBERTS JEEP	C3	Auto Showroom and Lot	1	Y	
060	035	030040	0200	1,710	3010696	\$100,000	09/13/19	\$58.48	AUBURN AIRPORT HANGAR COND	LF	Air Terminal and Hangars	1	Y	

Improvement Sales for Area 060 with Sales Used

04/15/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	035	030040	0050	984	3011721	\$120,000	09/19/19	\$121.95	AUBURN AIRPORT HANGAR COND	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0250	1,000	3027888	\$150,000	12/02/19	\$150.00	AUBURN AIRPORT HANGAR COND	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0160	936	3066013	\$100,000	08/12/20	\$106.84	AUBURN AIRPORT HANGAR COND	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0420	5,415	3064934	\$130,000	08/12/20	\$24.01	AUBURN AIRPORT HANGAR COND	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0300	2,891	2917440	\$210,000	02/22/18	\$72.64	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0120	1,020	3043291	\$150,000	04/16/20	\$147.06	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0140	1,020	3043954	\$155,000	04/20/20	\$151.96	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0180	2,856	3078915	\$310,000	10/25/20	\$108.54	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal and Hangars	1	Y	
060	035	030130	0010	1,428	2951910	\$110,000	09/04/18	\$77.03	AUBURN FLYERS CONDO I	LF	Air Terminal and Hangars	1	Y	
060	035	030130	0080	1,176	3073670	\$75,000	09/30/20	\$63.78	AUBURN FLYERS CONDO I	LF	Air Terminal and Hangars	1	Y	
060	035	030132	0050	2,172	3002343	\$238,000	07/23/19	\$109.58	AUBURN FLYERS CONDO III	LF	Air Terminal and Hangars	1	Y	
060	035	158060	0230	34,920	2983764	\$6,750,000	04/22/19	\$193.30	FERGUSON	M2	Industrial(Gen Purpose)	1	Y	
060	035	158060	0270	101,300	3075761	\$14,720,000	10/12/20	\$145.31	ALVIS BUSINESS PARK	M2	Warehouse	3	Y	
060	035	158060	0260	21,900	3088993	\$4,855,525	12/11/20	\$221.71	SAFETY-KLEEN	M2	Warehouse	1	Y	
060	035	512540	0005	16,080	2961805	\$1,500,000	10/30/18	\$93.28	NFI ENTERPRISES	C3	Retail Store	1	Y	
060	035	512540	0160	4,500	2969719	\$700,000	01/09/19	\$155.56	AUBURN TRANSMISSION & AUTO I	C3	Service Building	1	Y	
060	035	512540	0090	2,114	3013638	\$1,725,000	09/30/19	\$815.99	ENTERPRISE RENT-A-CAR	C3	Auto Showroom and Lot	2	Y	
060	035	885551	0090	14,464	3006680	\$2,350,000	08/02/19	\$162.47	ACCEL PLASTICS	M1	Warehouse	1	Y	
060	035	936000	0087	23,176	2916328	\$3,225,000	02/15/18	\$139.15	FOREMOST TARP CO	M1	Warehouse	1	Y	
060	035	936000	0131	67,764	3049037	\$10,500,000	05/20/20	\$154.95	PRIMUS BUMSTEAD MANUFACTURI	M1	Industrial(Gen Purpose)	1	Y	
060	035	936000	0163	20,210	3072049	\$3,535,000	09/14/20	\$174.91	INDUSTRIAL BUILDING	M1	Industrial(Light)	1	Y	
060	035	936000	0085	16,559	3090266	\$3,450,000	11/09/20	\$208.35	TABS PLUS INC.	M1	Industrial(Light)	1	Y	
060	040	215200	0079	7,200	3030435	\$625,000	01/14/20	\$86.81	WAREHOUSE	RA5	Warehouse	1	Y	
060	040	215200	0075	23,040	3036687	\$3,100,000	03/02/20	\$134.55	WASTE MANAGEMENT GLACIER	RA5	Industrial(Light)	3	Y	
060	060	084400	0645	10,457	2944945	\$2,114,000	07/26/18	\$202.16	BLACK DIAMOND BAKERY	TC	Restaurant/Lounge	1	Y	
060	060	084400	0680	3,372	2971877	\$400,000	01/28/19	\$118.62	RESTAURANT / APARTMENT / WAF	TC	Restaurant/Lounge	1	Y	
060	060	112106	9031	4,380	3016692	\$1,200,000	10/11/19	\$273.97	BOOTS TAVERN	CC	Tavern/Lounge	1	Y	
060	060	152106	9063	1,200	2923146	\$140,000	04/04/18	\$116.67	REDLINE MECHANICAL	NC	Warehouse	1	26	
060	060	152106	9033	4,074	3028153	\$539,750	12/09/19	\$132.49	MAMA'S	NC	Restaurant/Lounge	1	Y	Imp changed after sale; not in ratio
060	060	152106	9060	336	3092342	\$250,000	12/17/20	\$744.05	VACANT - OFFICE	NC	Office Building	1	Y	

Vacant Sales for Area 060 with Sales Used

04/13/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	060	112106	9008	1,363,863	2942592	\$6,562,500	07/10/18	\$4.81	F.A.T.S. (Foreign Auto & Truck Svc) - T	B/IP	Service Building	1	Y	
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	COMPUTER SOLUTIONS	C1	Retail Store	1	Y	
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	VACANT COMMERCIAL	C3	Vacant(Commercial)	1	Y	
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	COPPER GATE APARTMENT SITE	C4	Vacant(Multi-family)	5	Y	
060	060	084400	1365	8,175	2958095	\$125,000	10/10/18	\$15.29	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y	
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y	
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y	
060	030	391500	0155	12,000	2947188	\$125,000	08/06/18	\$10.42	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y	
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	030	030351	0140	14,100	2995974	\$2,150,000	04/18/19	\$152.48	INCUBATOR SPACE	M1	Warehouse	1	20	Correction deed
060	020	182105	9262	7,120	2992062	\$1,931	05/31/19	\$0.27	FIRST CHURCH OF CHRIST SCIEN	R20	Church/Welfare	1	24	Easement or right-of-way
060	020	733140	0240	4,484	3033624	\$5,000	01/15/20	\$1.12	JP MORGAN CHASE BANK	DUC	Bank	1	24	Easement or right-of-way
060	020	540510	0025	17,105	2987193	\$2,500,000	05/09/19	\$146.16	MERRITT MEDICAL BUILDING	RO-H	Medical/Dental	4	12	Estate administrator, guardian, or e
060	020	049250	0215	17,740	2930641	\$10	04/27/18	\$0.00	EAR NOSE & THROAT CLINIC	DUC	Medical/Dental	1	31	Exempt from excise tax
060	020	000080	0035	32,503	3050614	\$3,000,000	05/29/20	\$92.30	AUBURN AIRPORT PLAZA	C3	Retail Store	1	33	Lease or lease-hold
060	020	733140	0427	1,428	3061548	\$2,075,000	08/03/20	\$1,453.08	JIFFY LUBE	DUC	Mini Lube	1	69	Net lease sale
060	020	048900	0070	7,590	3031937	\$650,000	01/31/20	\$85.64	AUBURN THEATRE	DUC	Movie Theater	1	68	Non-gov't to gov't
060	035	030080	0260	1,073	2910779	\$75,000	01/03/18	\$69.90	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal an	1	46	Non-representative sale
060	020	173580	0090	1,440	2916891	\$380,000	02/22/18	\$263.89	DONUT & MUFFIN FACTORY	C1	Restaurant/Lou	1	46	Non-representative sale
060	035	000400	0032	0	2940520	\$1,035,000	07/02/18	\$0.00	ATTORNEYS	C3	Office Building	1	46	Non-representative sale
060	020	917260	0040	2,250	2999267	\$1,100,000	07/10/19	\$488.89	RESTAURANT	C1	Restaurant/Lou	1	46	Non-representative sale
060	020	030055	0030	1,682	3109257	\$460,000	10/09/20	\$273.48	AUBURN DENTAL	C1	Medical/Dental	1	18	Quit claim deed
060	035	030080	0260	1,073	2910780	\$75,000	01/03/18	\$69.90	AUBURN HANGAR LEASEHOLD CC	LF	Air Terminal an	1	51	Related party, friend, or neighbor
060	035	030040	0150	936	3002952	\$52,000	07/30/19	\$55.56	AUBURN AIRPORT HANGAR COND	LF	Air Terminal an	1	51	Related party, friend, or neighbor
060	060	112106	9035	3,076	3022946	\$901,000	11/14/19	\$292.91	COLUMBIA BANK	CC	Bank	1	51	Related party, friend, or neighbor
060	060	112106	9028	20,718	3044665	\$10,000	04/14/20	\$0.48	PROVIDENT ELECTRIC	CC	Warehouse	2	51	Related party, friend, or neighbor
060	030	030350	0140	7,200	3041575	\$1,200,000	04/03/20	\$166.67	COUNTER CRAFT	M1	Warehouse	1	64	Sales/leaseback
060	030	446340	0220	930	2940983	\$826,500	07/02/18	\$888.71	STORAGE YARD W/ SHED	EP	Service Building	1	10	Tear down
060	030	362204	9021	49,435	3041256	\$5,347,500	03/20/20	\$108.17	WAREHOUSE	M1	Warehouse	1	44	Tenant

Vacant Sales for Area 060 with Sales not Used

04/13/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
								Area						
060	040	032105	9161	147,668	3060679	\$525,000	07/24/20	\$3.56	VACANT COMMERCIAL	C1	Vacant(Commercial)	1	15	No market exposure
060	060	112106	9093	70,131	2926085	\$75,000	04/19/18	\$1.07	Vacant Land	MDR8	Vacant(Multi-family)	1	15	No market exposure
060	060	112106	9051	161,509	2963931	\$165,000	11/21/18	\$1.02	VACANT LAND	CC	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
060	035	936000	0200	1,611,870	3019545	\$750,000	11/07/19	\$0.47	VACANT COMMERCIAL	C4	Vacant(Commercial)	9	23	Forced sale
060	035	936060	0005	160,249	3025001	\$3,000,000	11/19/19	\$18.72	VACANT COMMERCIAL	C3	Vacant(Commercial)	4	65	Plans and permits
060	060	142106	9152	217,800	2970835	\$15,000	12/18/18	\$0.07	SEWAGE TREATMENT PLANT	PUB	Utility, Public	1	67	Gov't to non-gov't
060	040	042105	9053	61,907	3018785	\$480,000	10/31/19	\$7.75	ELEMENTARY SCHOOL SITE	R5	School(Public)	2	68	Non-gov't to gov't
060	040	042105	9053	61,907	3018440	\$480,000	10/31/19	\$7.75	SCHOOL SITE	R5	School(Public)	2	68	Non-gov't to gov't
060	060	112106	9099	41,410	2974646	\$350,000	02/21/19	\$8.45	VACANT LAND	CC	Vacant(Commercial)	1	68	Non-gov't to gov't

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	000080	0003	THE TRUCK SHOP NORTH	2201 AUBURN WAY N
60	35	000080	0009	AUBURN MUNICIPAL AIRPORT	2301 E ST NE
60	35	000080	0011	CASCADE HELICOPTER	1725 E ST NE
60	35	000080	0012	AUBURN ITC	2108 B ST NW
60	35	000080	0017	AUTO DEALERSHIP LOT	2225 AUBURN WAY N
60	35	000080	0018	AUTO DEALERSHIP LOT	No Situs Address
60	35	000100	0020	VACANT COMMERCIAL	810 30TH ST NE
60	35	000100	0023	EMPLOYMENT SECURITY	2707 I ST NE
60	35	000100	0025	LES SCHWAB TIRE CENTER	2604 AUBURN WAY N
60	35	000100	0038	AUTO SALES	2712 AUBURN WAY N
60	35	000100	0068	PHOENIX RISING	915 26TH ST NE
60	35	000100	0078	VACANT COMMERCIAL	2801 I ST NE
60	35	000100	0079	SOCIAL AND HEALTH SERVICES	810 28TH ST NE
60	35	000100	0081	BRANNAN PARK	1019 28TH ST NE
60	35	000100	0085	VALLEY CITIES MENTAL HEALTH	2704 I ST NE
60	35	000100	0098	PARKSIDE PLAZA	2802 AUBURN WAY N
60	35	000100	0099	KINDERCARE LEARNING CENTER	2916 AUBURN WAY N
60	35	000100	0111	ASSOCIATED/IMPS ON MINOR 0023	No Situs Address
60	35	000220	0001	VACANT MIXED USE	4900 AUBURN WAY N
60	35	000220	0007	VACANT MIXED USE	No Situs Address
60	35	000400	0002	AUBURN VALLEY COLLISION	3218 AUBURN WAY N
60	35	000400	0005	SOUND MENTAL HEALTH	4240 AUBURN WAY N
60	35	000400	0006	VACANT COMMERCIAL	No Situs Address
60	35	000400	0007	PUGET POWER SUB STATION	3735 AUBURN WAY N
60	35	000400	0009	AIRPORT BUSINESS PARK	3602 C ST NE
60	35	000400	0010	TOM MATSON USED CARS	No Situs Address
60	35	000400	0011	BIGGE CRANE	221 30TH ST NE
60	35	000400	0017	NIELSEN CENTER	3705 AUBURN WAY N
60	35	000400	0019	AUBURN 100 BUSINESS PARK	3434 C ST NE
60	35	000400	0022	BENT BIKE	4337 AUBURN WAY N
60	35	000400	0024	ENERGY SYSTEMS	4422 C ST NE
60	35	000400	0026	SKILLS, INC.	715 30TH ST NE
60	35	000400	0027	VALLEY GMC SALES OFFICE	No Situs Address
60	35	000400	0028	AUTO SERVICE GARAGE	722 40TH ST NE
60	35	000400	0029	GREEN RIVER VETERINARY HOSPITAL	4212 AUBURN WAY N
60	35	000400	0030	POULSBO RV/COUNTRY SQ/MOTORAM	4055 AUBURN WAY N
60	35	000400	0031	VACANT COMMERCIAL	No Situs Address
60	35	000400	0032	DUFFY'S AUTO BROKERAGE	3204 AUBURN WAY N
60	35	000400	0033	WHITE RIVER BUDDHIST TEMPLE	3625 AUBURN WAY N
60	35	000400	0036	WULFF INDUSTRIAL PARK	301 30TH ST NE
60	35	000400	0037	WESTERN INVESTMENT PARK	3220 C ST NE
60	35	000400	0038	DOXON TOYOTA BLDG D	No Situs Address
60	35	000400	0039	RAIRDON'S SUBARU	3025 AUBURN WAY N
60	35	000400	0040	WHSE/OFFICE BLDG	131 30TH ST NE
60	35	000400	0041	AUBURN VOLKSWAGEN	3109 AUBURN WAY N
60	35	000400	0043	LASER CUTTING NW	3205 C ST NE
60	35	000400	0044	SUNSET SERVICE GARAGE	3319 AUBURN WAY N
60	35	000400	0045	VALLEY GM	3104 AUBURN WAY N
60	35	000400	0046	GK INDUSTRIAL REFUSE SYSTEMS	3207 C ST NE
60	35	000400	0047	NUMATIC FINISHING	3126 C ST NE
60	35	000400	0048	VACANT COMMERCIAL	515 35TH ST NE
60	35	000400	0049	DOXON TOYOTA LOT	No Situs Address
60	35	000400	0050	AUBURN AUTO MACHINE	3211 C ST NE
60	35	000400	0051	DOXON TOYOTA	3405 AUBURN WAY N
60	35	000400	0052	WESTERN INVESTMENT PARK	3210 C ST NE
60	35	000400	0055	AUBURN NISSAN AUTO DEALERSHIP	713 35TH ST NE
60	35	000400	0056	HI-TOP STORAGE	3507 E ST NE
60	35	000400	0057	GOODWRENCH QUICK LUBE	3108 AUBURN WAY N
60	35	000400	0058	SUNSET KIA	3401 AUBURN WAY N
60	35	000400	0061	SUNSET MITSUBISHI	3301 AUBURN WAY N
60	35	000400	0062	VACANT LAND	3321 AUBURN WAY N
60	35	000400	0063	KIDDER SKIS	3225 C ST NE
60	35	000400	0064	TOM MATSON USED CARS	No Situs Address
60	35	000400	0065	RAIRDON SUBARU SERVICE	501 30TH ST NE
60	35	000400	0067	GARAGE & MH	821 32ND ST NE
60	35	000400	0068	BESLOW INDUSTRIAL PARK	3223 C ST NE

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	000400	0069	AUBURN 100 BUSINESS PARK	3402 C ST NE
60	35	000400	0070	ASSOCIATED PARKING	3104 AUBURN WAY N
60	35	000400	0071	OMNI PARK	3401 C ST NE
60	35	000400	0072	OMNI PARK	3411 C ST NE
60	35	000400	0073	TRANSMISSION R/W	3310 C ST NE
60	35	000400	0074	40' STRIP OF VACANT LAND	3311 AUBURN WAY N
60	35	000400	0075	FEDEX STORAGE GARAGE	4091 C ST NE
60	35	000400	0076	CONLEY & KLEPPEN	3501 C ST NE
60	35	000400	0077	MT BAKER MACHINE CO	134 37TH ST NE
60	35	000400	0078	HARDY ENGINEERING BUILDING	120 37TH ST NE
60	35	000400	0079	AIRPORT BUSINESS PARK BLDG A	3502 C ST NE
60	35	000400	0080	A-1 PALLETS	147 37TH ST NE
60	35	000400	0081	AIRPORT BUSINESS PARK BLDG B	3526 C ST NE
60	35	000400	0082	AUBURN 100 BUSINESS PARK	3402 C ST NE
60	35	000400	0083	NATIONAL BARRICADE	509 35TH ST NE
60	35	000400	0085	AIRPORT BUSINESS PARK BLDG D	3640 C ST NE
60	35	000400	0087	COMFORT MECHANICAL	3202 C ST NE
60	35	000400	0088	NUMATIC FINISHING CORP	3206 C ST NE
60	35	000400	0089	NUMATIC FINISHING	3132 C ST NE
60	35	000400	0090	DOUGLAS OLIVER BUILDING	702 37TH ST NE
60	35	000400	0091	ARCO AMPM	3648 AUBURN WAY N
60	35	000400	0092	AUBURN 100 BUSINESS PARK	3420 C ST NE
60	35	000400	0094	OMNI PARK	3419 C ST NE
60	35	000400	0098	VACANT MULTIFAMILY	3460 I ST NE
60	35	000400	0100	SUNSET PRE-OWNED	3401 AUBURN WAY N
60	35	000080	0003	THE TRUCK SHOP NORTH	2201 AUBURN WAY N
60	35	000080	0009	AUBURN MUNICIPAL AIRPORT	2301 E ST NE
60	35	000080	0011	CASCADE HELICOPTER	1725 E ST NE
60	35	000080	0012	AUBURN ITC	2108 B ST NW
60	35	000080	0017	AUTO DEALERSHIP LOT	2225 AUBURN WAY N
60	35	000080	0018	AUTO DEALERSHIP LOT	No Situs Address
60	35	000100	0020	VACANT COMMERCIAL	810 30TH ST NE
60	35	000100	0023	EMPLOYMENT SECURITY	2707 I ST NE
60	35	000100	0025	LES SCHWAB TIRE CENTER	2604 AUBURN WAY N
60	35	000100	0038	AUTO SALES	2712 AUBURN WAY N
60	35	000100	0068	PHOENIX RISING	915 26TH ST NE
60	35	000100	0078	VACANT COMMERCIAL	2801 I ST NE
60	35	000100	0079	SOCIAL AND HEALTH SERVICES	810 28TH ST NE
60	35	000100	0081	BRANNAN PARK	1019 28TH ST NE
60	35	000100	0085	VALLEY CITIES MENTAL HEALTH	2704 I ST NE
60	35	000100	0098	PARKSIDE PLAZA	2802 AUBURN WAY N
60	35	000100	0099	KINDERCARE LEARNING CENTER	2916 AUBURN WAY N
60	35	000100	0111	ASSOCIATED/IMPS ON MINOR 0023	No Situs Address
60	35	000220	0001	VACANT MIXED USE	4900 AUBURN WAY N
60	35	000220	0007	VACANT MIXED USE	No Situs Address
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60	35	000400	0005	SOUND MENTAL HEALTH	4240 AUBURN WAY N
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60	35	000400	0009	AIRPORT BUSINESS PARK	3602 C ST NE
60	35	000400	0010	TOM MATSON USED CARS	No Situs Address
60	35	000400	0011	BIGGE CRANE	221 30TH ST NE
60	35	000400	0017	NIELSEN CENTER	3705 AUBURN WAY N
60	35	000400	0019	AUBURN 100 BUSINESS PARK	3434 C ST NE
60	35	000400	0022	BENT BIKE	4337 AUBURN WAY N
60	35	000400	0024	ENERGY SYSTEMS	4422 C ST NE
60	35	000400	0026	SKILLS, INC.	715 30TH ST NE
60	35	000400	0027	VALLEY GMC SALES OFFICE	No Situs Address
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60	35	000400	0029	GREEN RIVER VETERINARY HOSPITAL	4212 AUBURN WAY N
60	35	000400	0030	POULSBO RV/COUNTRY SQ/MOTORAM	4055 AUBURN WAY N
60	35	000400	0031	VACANT COMMERCIAL	No Situs Address
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60	35	000400	0033	WHITE RIVER BUDDHIST TEMPLE	3625 AUBURN WAY N
60	35	000400	0036	WULFF INDUSTRIAL PARK	301 30TH ST NE
60	35	000400	0037	WESTERN INVESTMENT PARK	3220 C ST NE

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Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	000400	0038	DOXON TOYOTA BLDG D	No Situs Address
60	35	000400	0039	RAIRDON'S SUBARU	3025 AUBURN WAY N
60	35	000400	0040	WHSE/OFFICE BLDG	131 30TH ST NE
60	35	000400	0041	AUBURN VOLKSWAGEN	3109 AUBURN WAY N
60	35	000400	0043	LASER CUTTING NW	3205 C ST NE
60	35	000400	0044	SUNSET SERVICE GARAGE	3319 AUBURN WAY N
60	35	000400	0045	VALLEY GM	3104 AUBURN WAY N
60	35	000400	0046	GK INDUSTRIAL REFUSE SYSTEMS	3207 C ST NE
60	35	000400	0047	NUMATIC FINISHING	3126 C ST NE
60	35	000400	0048	VACANT COMMERCIAL	515 35TH ST NE
60	35	000400	0049	DOXON TOYOTA LOT	No Situs Address
60	35	000400	0050	AUBURN AUTO MACHINE	3211 C ST NE
60	35	000400	0051	DOXON TOYOTA	3405 AUBURN WAY N
60	35	000400	0052	WESTERN INVESTMENT PARK	3210 C ST NE
60	35	000400	0055	AUBURN NISSAN AUTO DEALERSHIP	713 35TH ST NE
60	35	000400	0056	HI-TOP STORAGE	3507 E ST NE
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60	35	000400	0061	SUNSET MITSUBISHI	3301 AUBURN WAY N
60	35	000400	0062	VACANT LAND	3321 AUBURN WAY N
60	35	000400	0063	KIDDER SKIS	3225 C ST NE
60	35	000400	0064	TOM MATSON USED CARS	No Situs Address
60	35	000400	0065	RAIRDON SUBARU SERVICE	501 30TH ST NE
60	35	000400	0067	GARAGE & MH	821 32ND ST NE
60	35	000400	0068	BESLOW INDUSTRIAL PARK	3223 C ST NE
60	35	000400	0069	AUBURN 100 BUSINESS PARK	3402 C ST NE
60	35	000400	0070	ASSOCIATED PARKING	3104 AUBURN WAY N
60	35	000400	0071	OMNI PARK	3401 C ST NE
60	35	000400	0072	OMNI PARK	3411 C ST NE
60	35	000400	0073	TRANSMISSION R/W	3310 C ST NE
60	35	000400	0074	40' STRIP OF VACANT LAND	3311 AUBURN WAY N
60	35	000400	0075	FEDEX STORAGE GARAGE	4091 C ST NE
60	35	000400	0076	CONLEY & KLEPPEN	3501 C ST NE
60	35	000400	0077	MT BAKER MACHINE CO	134 37TH ST NE
60	35	000400	0078	HARDY ENGINEERING BUILDING	120 37TH ST NE
60	35	000400	0079	AIRPORT BUSINESS PARK BLDG A	3502 C ST NE
60	35	000400	0080	A-1 PALLETS	147 37TH ST NE
60	35	000400	0081	AIRPORT BUSINESS PARK BLDG B	3526 C ST NE
60	35	000400	0082	AUBURN 100 BUSINESS PARK	3402 C ST NE
60	35	000400	0083	NATIONAL BARRICADE	509 35TH ST NE
60	35	000400	0085	AIRPORT BUSINESS PARK BLDG D	3640 C ST NE
60	35	000400	0087	COMFORT MECHANICAL	3202 C ST NE
60	35	000400	0088	NUMATIC FINISHING CORP	3206 C ST NE
60	35	000400	0089	NUMATIC FINISHING	3132 C ST NE
60	35	000400	0090	DOUGLAS OLIVER BUILDING	702 37TH ST NE
60	35	000400	0091	ARCO AMPM	3648 AUBURN WAY N
60	35	000400	0092	AUBURN 100 BUSINESS PARK	3420 C ST NE
60	35	000400	0094	OMNI PARK	3419 C ST NE
60	35	000400	0098	VACANT MULTIFAMILY	3460 I ST NE
60	35	000400	0100	SUNSET PRE-OWNED	3401 AUBURN WAY N
60	35	000400	0101	ASSOCIATED PARKING	3401 AUBURN WAY N
60	35	000400	0106	NORTHWEST COMFORT SYSTEMS	202 37TH ST NE
60	35	000400	0107	SHELLY BLDG	3695 C ST NE
60	35	000400	0110	VACANT INDUSTRIAL	3300 C ST NE
60	35	000400	0114	RONTIER AUTO SALES	4002 AUBURN WAY N
60	35	000400	0115	COMCAST	4020 AUBURN WAY N
60	35	000400	0116	COMMERCIAL LAND, PARKING LOT	No Situs Address
60	35	000420	0006	VACANT WETLAND	1025 45TH AVE NE
60	35	000420	0018	VACANT RIVERFRONT	No Situs Address
60	35	000460	0011	USED CAR SALES	2709 AUBURN WAY N
60	35	000460	0013	ROBERTS MOTORS	2323 AUBURN WAY N
60	35	000460	0017	WM H BRANNAN MASSACRE SITE	2951 AUBURN WAY N
60	35	000460	0019	ARMSTRONG HOMES	2709 AUBURN WAY N
60	35	000460	0021	SERVICE KING	2415 AUBURN WAY N
60	35	000460	0022	AUTO GLASS	2401 AUBURN WAY N
60	35	000460	0029	TOM MATSON HYUNDAI MOTORS	2807 AUBURN WAY N

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	000460	0034	KIRMAC AUTO REBUILD	2415 AUBURN WAY N
60	35	000460	0036	TOM MATSON CHRYSLER	2925 AUBURN WAY N
60	35	000460	0037	MONUMENT	No Situs Address
60	35	000460	0041	ROADWAY	2131 E ST NE
60	35	012104	9002	T & S DEVELOPMENT	2 37TH ST NW
60	35	012104	9026	LIGHT INDUSTRIAL BUILDING	1 30TH ST NW
60	35	012104	9032	VALLEY VILLA BUSINESS PARK	50 37TH ST NE
60	35	012104	9042	T & S DEVELOPMENT	16 37TH ST NW
60	35	012104	9043	T & S DEVELOPMENT	102 37TH ST NW
60	35	012104	9044	T & S DEVELOPMENT	120 37TH ST NW
60	35	012104	9045	TRACT X	140 37TH ST NW
60	35	030040	0000	AUBURN AIRPORT HANGAR CONDO	2301 E ST NE
60	35	030040	0010	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0020	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0030	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0040	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0050	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0060	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0070	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0080	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0090	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0100	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0110	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0120	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0130	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0140	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0150	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0160	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0170	AUBURN AIRPORT HANGAR CONDO	3402 I ST NE
60	35	030040	0180	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0190	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0200	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0210	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0220	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0230	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0240	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0250	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0260	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0270	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0280	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0290	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0300	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0310	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0320	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0330	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0340	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0350	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0360	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0370	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0380	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0390	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0400	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0410	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0420	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0430	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0440	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0450	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030040	0460	AUBURN AIRPORT HANGAR CONDO	2131 E ST NE
60	35	030080	0000	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0010	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0020	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0030	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0040	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0050	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0060	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0070	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address

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60	35	030080	0080	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0090	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0100	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0110	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0120	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0130	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0140	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0150	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0160	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0170	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0180	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0190	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0200	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0210	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0220	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0230	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0240	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0250	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0260	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0270	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0280	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0290	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030080	0300	AUBURN HANGAR LEASEHOLD CONDO	No Situs Address
60	35	030130	0000	AUBURN FLYERS CONDO I	2301 E ST NE
60	35	030130	0010	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0020	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0030	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0040	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0050	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0060	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0070	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0080	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0090	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030130	0100	AUBURN FLYERS CONDO I	1801 E ST NE
60	35	030131	0000	AUBURN FLYERS CONDO II	2301 E ST NE
60	35	030131	0010	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0020	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0030	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0040	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0050	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0060	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030131	0070	AUBURN FLYERS CONDO II	412 NE 30TH ST
60	35	030132	0000	AUBURN FLYERS CONDO III	2301 E ST NE
60	35	030132	0010	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0020	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0030	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0040	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0050	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0060	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0070	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0080	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	030132	0090	AUBURN FLYERS CONDO III	1775 E ST NE
60	35	062105	9002	THE RIVER MOBILE HOME PARK	3611 I ST NE
60	35	062105	9013	GREEN RIVER BUFFER	No Situs Address
60	35	062105	9014	ORPHAN RIVERFRONT	No Situs Address
60	35	072105	9038	HENRY DYKSTRA PARK	1487 22ND ST NE
60	35	158060	0230	FERGUSON	3532 B ST NW
60	35	158060	0231	A & G MACHINE	3532 B ST NW
60	35	158060	0233	WAREHOUSE	3516 B ST NW
60	35	158060	0235	WAREHOUSE	No Situs Address
60	35	158060	0236	HARRIS REBAR	3512 B ST NW
60	35	158060	0237	OFFICE BUILDING	3502 B ST NW
60	35	158060	0238	TRACT X	3602 B ST NW
60	35	158060	0241	UTILITY R/W	3400 B ST NW
60	35	158060	0242	DEALER TIRE	3422 B ST NW
60	35	158060	0245	TRACT X	3402 B ST NW

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	158060	0246	AUBURN COMMERCE CENTER	No Situs Address
60	35	158060	0250	PCI PERFORMANCE CONTRACTING INC	3136 B ST NW
60	35	158060	0251	POWER LINE INDUSTRIAL PARK	3240 B ST NW
60	35	158060	0252	POWERLINE INDUSTRIAL PARK	3260 B ST NW
60	35	158060	0253	REP AUTOMOTIVE	3270 B ST NW
60	35	158060	0254	T & S DEVELOPMENT	3290 B ST NW
60	35	158060	0260	SAFETY-KLEEN	3102 B ST NW
60	35	158060	0261	MULTI TENANT WHSE	61 30TH ST NW
60	35	158060	0265	CENTURY LINK	25 30TH ST NE
60	35	158060	0270	ALVIS BUSINESS PARK	3040 B ST NW
60	35	158260	0014	ARIMA BOAT MFG	47 37TH ST NE
60	35	158260	0015	SERVICE HYDRAULICS	25 37TH ST NE
60	35	232973	0110	DETENTION POND	No Situs Address
60	35	429720	0005	R/W CITY OF AUBURN	No Situs Address
60	35	429720	0015	CITY OF AUBURN	No Situs Address
60	35	429720	0045	R/W CITY OF AUBURN	No Situs Address
60	35	429720	0050	R/W CITY OF AUBURN	No Situs Address
60	35	429720	0060	R/W CITY OF AUBURN	No Situs Address
60	35	429720	0085	VACANT INDUSTRIAL	No Situs Address
60	35	429720	0115	INDUSTRIAL LAND	No Situs Address
60	35	429720	0120	INDUSTRIAL LAND	No Situs Address
60	35	429720	0160	INDUSTRIAL LAND	No Situs Address
60	35	429720	0185	VACANT INDUSTRIAL	No Situs Address
60	35	509440	0021	CELEBRATION CHURCH	1039 22ND ST NE
60	35	509440	0040	CHILDHAVEN	1345 22ND ST NE
60	35	509440	0080	CASCADE MIDDLE SCHOOL	1015 24TH ST NE
60	35	512540	0005	NFI ENTERPRISES	2536 AUBURN WAY N
60	35	512540	0040	RAINIER ARMS	2504 AUBURN WAY N
60	35	512540	0065	ADVANCE AUTO PARTS	2402 AUBURN WAY N
60	35	512540	0085	CREDIT CONCEPTS	2326 AUBURN WAY N
60	35	512540	0090	ENTERPRISE RENT-A-CAR	2316 AUBURN WAY N
60	35	512540	0120	X CAR INC	2306 AUBURN WAY N
60	35	512540	0130	CASH AMERICA	2236 AUBURN WAY N
60	35	512540	0140	PRECISION COLLISION AUTO BODY	2220 AUBURN WAY N
60	35	512540	0150	7-ELEVEN	2202 AUBURN WAY N
60	35	512540	0160	AUBURN TRANSMISSION & AUTO REPA	727 22ND ST NE
60	35	512540	0340	VALLEY CITIES STORAGE BLDG	2536 I ST NE
60	35	514310	0010	HINSHAW'S HONDA	2605 AUBURN WAY N
60	35	514310	0020	VACANT	421 26TH ST NE
60	35	514310	0050	J & D'S HYDRAULIC	303 26TH ST NE
60	35	514310	0055	VACANT INDUSTRIAL	300 26TH ST NE
60	35	514310	0060	VACANT INDUSTRIAL	325 26TH ST NE
60	35	514310	0070	MANUFACTURING	402 26TH ST NE
60	35	514310	0080	ALIGNMENT ON WHEELS	420 26TH ST NE
60	35	514310	0100	RED HEAD SOUTH	500 26TH ST NE
60	35	514320	0010	SHAREWAY INDUSTRIES	2530 E ST NE
60	35	514320	0020	FITZ TOWING	2416 E ST NE
60	35	514320	0030	VACANT INDUSTRIAL	2400 E ST NE
60	35	514320	0035	VACANT	2350 E ST NE
60	35	514320	0040	ROBERTS STORAGE	2340 E ST NE
60	35	514320	0050	QUALITY COLLISION	2300 E ST NE
60	35	514320	0070	AUBURN MUNICIPAL AIRPORT	2501 E ST NE
60	35	534360	0010	ARMSTRONG CABINET MFG	2707 AUBURN WAY N
60	35	534360	0015	AARON'S	2705 AUBURN WAY N
60	35	534360	0020	B & B AUTO PARTS	2703 AUBURN WAY N
60	35	534360	0030	WESCO AUTOBODY SUPPLY	2701 AUBURN WAY N
60	35	534360	0050	HINSHAW HONDA	2595 AUBURN WAY N
60	35	534360	0061	BOURBON JACKS GRILL	2425 AUBURN WAY N
60	35	613190	0010	7-ELEVEN	3702 AUBURN WAY N
60	35	613190	0020	BUCKY'S	701 37TH ST NE
60	35	613190	0090	ELITE FLOOR COVERINGS	3902 AUBURN WAY N
60	35	613190	0100	BROWN BEAR CAR WASH	3920 AUBURN WAY N
60	35	885550	0010	WAREHOUSE	1 37TH ST NW
60	35	885550	0030	OLIVER MARKETING	49 37TH ST NW
60	35	885550	0040	WAREHOUSE	3802 B ST NW
60	35	885550	0045	WAREHOUSE	3810 B ST NW

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	885550	0050	WAREHOUSE	3904 B ST NW
60	35	885550	0060	WAREHOUSE	3906 B ST NW
60	35	885550	0061	STURGEON ELECTRIC	3902 B ST NW
60	35	885550	0070	APPLICATION SPECIALISTS	3941 B ST NW
60	35	885550	0071	LUMIN ART SIGNS	3931 B ST NW
60	35	885550	0072	GITTSRING	3921 B ST NW
60	35	885551	0010	UNIVERSAL REFRIGERATION	4102 B PL NW
60	35	885551	0020	SELWAY MACHINE TOOL	4108 B PL NW
60	35	885551	0030	CONTINENTAL INDUSTRIES	4114 B PL NW
60	35	885551	0040	AUBURN HILL BUILDING	4118 B PL NW
60	35	885551	0050	A & G MACHINE	4122 B PL NW
60	35	885551	0060	INTERNATIONAL BELT & RUBBER	4132 B PL NW
60	35	885551	0080	CLARK THE FORKLIFT	4138 B PL NW
60	35	885551	0090	ACCEL PLASTICS	4144 B PL NW
60	35	885551	0100	MCLAUGHLIN VALLEY	4150 B PL NW
60	35	885551	0110	CONRAD	4156 B PL NW
60	35	885551	0120	RYAN MACHINE	4162 B PL NW
60	35	885551	0130	PACIFIC CUSTOM CABLE	4168 B PL NW
60	35	885777	0010	USED CAR SALES LOT AND BUILDING	708 35TH ST NE
60	35	885777	0020	HINSHAW'S AUTO BODY	812 35TH ST NE
60	35	885777	0030	FENCING	3450 AUBURN WAY N
60	35	885777	0035	VACANT LAND	No Situs Address
60	35	885777	0040	AUBURN DETAIL	3302 AUBURN WAY N
60	35	885777	0050	ACS BUILDING	3320 AUBURN WAY N
60	35	936000	0085	TABS PLUS INC.	110 42ND ST NW
60	35	936000	0086	CONRAD	22 42ND ST NW
60	35	936000	0087	FOREMOST TARP CO	22 42ND ST NW
60	35	936000	0088	SUNSHINE METALS	18 42ND ST NW
60	35	936000	0090	GMA CONSTRUCTION INC	4210 B ST NW
60	35	936000	0092	APOLLO	4230 B ST NW
60	35	936000	0093	CONNECT AIR	4240 B ST NW
60	35	936000	0095	RED HEAD STEERING GEARS	4302 B ST NW
60	35	936000	0096	OLIVER MARKETING	4310 B ST NW
60	35	936000	0097	AMERICAN TRANSPORTATION REPAIR	4320 B ST NW
60	35	936000	0098	RAINE MFG	4330 B ST NW
60	35	936000	0100	RAINIER PALLET	4402 B ST NW
60	35	936000	0101	RAINIER PALLET OFFICE	4430 B ST NW
60	35	936000	0102	VACANT INDUSTRIAL LAND	No Situs Address
60	35	936000	0103	VACANT INDUSTRIAL LAND	No Situs Address
60	35	936000	0105	MCKINNEY TRAILERS AND STORAGE	4450 B ST NW
60	35	936000	0110	EAST PARK BLDG 5	4502 B ST NW
60	35	936000	0115	EAST PARK - DANIELSON INDUSTRIAL P	4510 B ST NW
60	35	936000	0120	EAST PARK BLDG 3	4520 B ST NW
60	35	936000	0122	EAST PARK BLDG 2	4530 B ST NW
60	35	936000	0131	PRIMUS BUMSTEAD MANUFACTURING	4620 B ST NW
60	35	936000	0135	RAINIER CHRISTIAN SCHOOLS	18 49TH ST NE
60	35	936000	0140	VACANT INDUSTRIAL	8237 S 280TH ST
60	35	936000	0146	VACANT INDUSTRIAL LAND	No Situs Address
60	35	936000	0147	TWO INDUSTRIAL BUILDINGS	4710 B ST NW
60	35	936000	0152	AUTO SHOP	8223 S 280TH ST
60	35	936000	0160	GLOBAL TECH	104 49TH ST NW
60	35	936000	0163	INDUSTRIAL BUILDING	4826 B ST NW
60	35	936000	0170	VACANT INDUSTRIAL	No Situs Address
60	35	936000	0183	VACANT INDUSTRIAL	No Situs Address
60	35	936000	0184	VACANT LAND	No Situs Address
60	35	936000	0189	VACANT COMMERCIAL	5029 AUBURN WAY N
60	35	936000	0190	WORKSHOP & INDUSTRIAL LAND	21 49TH ST NW
60	35	936000	0191	CANOPY WEST	5141 AUBURN WAY N
60	35	936000	0192	INDUSTRIAL LAND	No Situs Address
60	35	936000	0193	AUTO SALES	5015 AUBURN WAY N
60	35	936000	0196	EXCELLENT PRICE AUTO SALES	5021 AUBURN WAY N
60	35	936000	0199	CHEVRON FOOD MART	5148 AUBURN WAY N
60	35	936000	0200	VACANT MIXED USE	4910 AUBURN WAY N
60	35	936000	0205	EURO FOOD & DELI	113 49TH ST NE
60	35	936060	0005	VACANT COMMERCIAL	No Situs Address
60	35	936060	0010	VACANT COMMERCIAL	No Situs Address

AREA 60 - 2021 PHYSICALLY INSPECTED PARCELS

Geo	Neighborhood	Major	Minor	PropName	SitusAddress
60	35	936060	0015	VACANT COMMERCIAL	No Situs Address
60	35	936060	0025	COMMERCIAL LAND	No Situs Address
60	35	936060	0090	EMERALD NORTH INDUSTRIAL BLD NO.	4432 C ST NE
60	35	936060	0132	PORTION OF CHIROPRACTOR CLINIC	4701 AUBURN WAY N
60	35	936060	0135	COFFEY CHIROPRACTIC	4701 AUBURN WAY N
60	35	936060	0139	STAN'S HEADERS AND EXHAUST	4715 AUBURN WAY N
60	35	936060	0141	DAVES VALLEY AUTO CLINIC	4725 AUBURN WAY N
60	35	936060	0152	INTERIM COMMERCIAL	4735 AUBURN WAY N
60	35	936060	0154	VACANT COMMERCIAL	No Situs Address
60	35	936060	0160	LINE RETAIL	4798 AUBURN WAY N
60	35	936060	0175	VACANT COMMERCIAL	No Situs Address
60	35	936060	0176	HAMMER AUTO BROKERS	4852 AUBURN WAY N
60	35	936060	0220	COMMERCIAL LAND/2 SFR	4625 AUBURN WAY N
60	35	936060	0227	O'REILLY AUTO PARTS	4431 AUBURN WAY N
60	35	936060	0230	STAR RENTALS	4517 AUBURN WAY N
60	35	936060	0240	AUTO SALES	No Situs Address
60	35	936060	0246	SOUPS SALAD	4402 AUBURN WAY N
60	35	936060	0247	BELLISSIMA / MICROFORM	4418 AUBURN WAY N
60	35	936060	0254	OFFICE BUILDING	721 45TH ST NE
60	35	936060	0258	VACANT WETLAND	4500 I ST NE
60	35	936060	0260	VACANT WETLAND	4500 I ST NE
60	35	936060	0261	RIVERBEND OFFICE PARK	4508 AUBURN WAY N
60	35	936060	0269	USED CAR SALES LOT	4710 AUBURN WAY N
60	35	936060	0270	VACANT MIXED USE	4701 AUBURN WAY N
60	35	936060	0280	COPPER GATE TRACT B	No Situs Address
60	35	936060	0300	COPPER GATE TRACT A	4800 D ST NE
60	35	936060	0320	VACANT WETLAND	No Situs Address
60	35	936060	0323	VACANT MIXED USE	9031 52ND ST NE
60	35	936060	0325	VACANT MIXED USE WITH WETLAND	No Situs Address
60	35	936060	0330	VACANT MIXED USE	No Situs Address
60	35	936060	0340	VACANT MIXED USE	28032 86TH AVE S
60	35	936060	0350	VACANT MIXED USE	5001 D ST NE
60	35	936060	0351	AUBURN DETAIL SHOP	4901 D ST NE
60	35	936060	0352	ANDERSON'S WELDING	309 49TH ST NE

Improvement Sales for Area 062 with Sales Used

04/01/2021

No	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
1	062	010	030150	0040	22,966	3093251	\$4,850,000	01/06/21	\$211.18	OPUS PARK 167 BUILDING NO. 3A	C3	Warehouse	1	Y	
2	062	010	030150	0200	63,350	3006107	\$9,450,000	08/19/19	\$149.17	AUBURN 400	C3	Warehouse	2	Y	
3	062	010	242104	9096	28,295	3095167	\$5,950,000	01/14/21	\$210.28	JUNIOR ACHIEVEMENT CENTER	C3	Office Building	1	Y	
4	062	010	335340	1475	0	2971078	\$1,650,000	01/23/19	\$0.00	CENTRAL VALLEY MOBILE HOME P	RS 6	Mobile Home P	2	Y	
5	062	010	335340	3030	6,600	2924344	\$1,180,000	04/09/18	\$178.79	WEST COAST MACHINE SHOP	IL	Industrial(Gen	1	Y	
6	062	010	335640	6935	843	2974116	\$200,000	02/14/19	\$237.25	KAY'S BARBER SHOP	C-1	Office Building	1	Y	
7	062	010	335640	7840	5,124	3037781	\$1,300,000	02/21/20	\$253.71	ROYAL BEAR TAVERN	C-3	Tavern/Lounge	1	Y	
8	062	010	885600	0990	1,032	3017625	\$620,000	10/28/19	\$600.78	RAINBOW PLAYGROUND DEPOT	C-3	Office Building	1	Y	
9	062	010	885600	1950	15,700	3032023	\$4,530,000	01/31/20	\$288.54	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
10	062	010	885600	2669	2,601	3086069	\$566,000	11/30/20	\$171.61	GENERATION CONSTRUCTION	IL	Industrial(Light)	1	Y	
11	062	010	885600	4710	3,456	3073358	\$800,000	09/21/20	\$231.48	VALLEY MART & APARTMENT	C-1	Apartment(Mixe	1	Y	
12	062	010	954300	0185	3,020	3095651	\$230,000	01/21/21	\$76.16	ALGONA PACIFIC CHURCH OF GO	C-1	Church/Welfare	1	Y	
13	062	020	192105	9114	21,296	2986068	\$3,650,000	05/01/19	\$171.39	HABITAT FOR HUMANITY	C1	Retail Store	1	Y	
14	062	020	192105	9249	7,168	2974581	\$1,950,000	02/13/19	\$272.04	KLEIN AUTO SALES & SERVICE	C3	Auto Showroom	1	Y	
15	062	020	192105	9293	1,815	3025654	\$2,350,000	12/13/19	\$1,294.77	76 FOOD MART	C1	Conv Store with	1	Y	
16	062	020	192105	9306	18,000	3089394	\$1,150,000	12/10/20	\$63.89	AUBURN SKATE CONNECTION	C1	Skating Rink(lc	1	Y	
17	062	020	232104	9036	12,000	3059795	\$3,150,000	07/20/20	\$262.50	J F C RACING	C3	Retail Store	2	Y	
18	062	020	314160	0640	2,400	2991063	\$500,000	05/30/19	\$208.33	VALLEY PUMP INC	C3	Warehouse	1	Y	
19	062	020	711650	0200	3,992	2962431	\$490,000	11/15/18	\$122.75	GEO DYNAMICS CO	R7	Industrial(Gen	2	Y	
20	062	020	711650	0200	3,992	3040530	\$650,000	03/26/20	\$162.83	GEO DYNAMICS CO	R7	Industrial(Gen	2	Y	
21	062	020	746890	0005	1,716	3026871	\$325,000	12/17/19	\$189.39	KING OF PHO	C3	Restaurant/Lou	1	Y	
22	062	020	984330	0030	2,530	2931613	\$330,000	05/14/18	\$130.43	Red Rock Resurfacing	C3	Office Building	1	26	Imp changed after sale; not in ratio
23	062	030	192105	9343	4,880	3090187	\$925,000	12/17/20	\$189.55	NORSTAR INDUSTRIES	C3	Industrial(Gen	1	Y	
24	062	030	212105	9108	47,451	3089649	\$5,500,000	12/15/20	\$115.91	NW FAMILY CHURCH	R20	Church/Welfare	1	Y	
25	062	030	302105	9016	0	3007942	\$4,500,000	08/27/19	\$0.00	LAURELWOOD MOBILE HOME PAR	RMHP	Mobile Home P	1	Y	
26	062	030	302105	9334	2,400	3016493	\$1,300,000	10/14/19	\$541.67	7-ELEVEN	C3	Conv Store with	1	Y	
27	062	030	787740	0030	3,464	3017464	\$1,150,000	10/28/19	\$331.99	AUTO EMISSIONS FACILITY	C3	Service Buildin	1	Y	
28	062	040	212006	9087	4,336	3076315	\$450,000	10/12/20	\$103.78	PLATEAU VETERNARY SERVICES	A35	Office Building	1	Y	
29	062	040	232006	9183	1,710	2939293	\$427,000	06/25/18	\$249.71	Mckee Office	GO	Retail Store	1	Y	
30	062	040	348700	0030	1,344	3013118	\$385,000	09/25/19	\$286.46	HOWELLS MEDICAL CONDOMINIUM	GO	Condominium(C	1	Y	
31	062	060	236070	0120	17,000	3091910	\$1,080,000	12/30/20	\$63.53	ENUMCLAW INDUSTRIAL CONDOM	LI	Warehouse	3	45	Condo sale, our system could not support; not in ratio
32	062	050	236180	0185	1,250	2938845	\$175,000	06/27/18	\$140.00	THE KITCHEN RESTAURANT	CB2	Restaurant/Lou	1	Y	
33	062	050	236180	0427	1,512	2961257	\$225,000	11/02/18	\$148.81	Former (THAI RESTAURANT)	CB2	Restaurant/Lou	1	26	Imp changed after sale; not in ratio
34	062	050	242006	9094	8,302	3024406	\$1,250,000	12/05/19	\$150.57	RAINIER PLAZA	HCB	Retail(Line/Stri	1	Y	
35	062	050	242006	9207	823	2925894	\$310,000	04/17/18	\$376.67	SFR CONVERTED TO OFFICE	CB1	Office Building	1	Y	
36	062	050	242006	9440	4,520	3095473	\$700,000	01/19/21	\$154.87	VACANT OFFICE / WAREHOUSE	HCB	Warehouse	2	Y	
37	062	050	242006	9516	6,600	3097255	\$750,000	01/29/21	\$113.64	NW Fund Raising	HCB	Warehouse	1	Y	
38	062	050	242006	9551	8,880	3039541	\$1,450,000	03/20/20	\$163.29	RETAIL & APT	HCB	Retail Store	1	Y	
39	062	050	712730	0225	1,290	3018957	\$400,000	10/31/19	\$310.08	CRYSTAL COIFFEURE-BEAUTY SA	HCB	Retail Store	2	Y	
40	062	050	800510	0085	6,000	3089914	\$1,450,000	12/16/20	\$241.67	FAMILY CARE CLINIC	CB2	Medical/Dental	2	Y	
41	062	060	192007	9046	22,986	2999522	\$2,360,000	07/10/19	\$102.67	GARCO CONSTRUCTION (Formerly	LI	Industrial(Light)	2	Y	
42	062	060	192007	9091	22,080	3018263	\$2,025,000	10/29/19	\$91.71	GARCO WAREHOUSE (Formerly Fa	LI	Warehouse	1	Y	
43	062	050	236100	0060	20,560	3102873	\$2,250,000	03/01/21	\$109.44	JOHNSON EXTERIORS	LI	Warehouse	1	Y	Sale Occurred after lien date; not in ratio
44	062	060	242006	9542	41,440	2979404	\$3,175,000	03/22/19	\$76.62	STAGEPLAN WAREHOUSE	LI	Industrial(Heav	1	Y	
45	062	060	242006	9543	16,673	2968911	\$1,300,000	12/28/18	\$77.97	OFFICE & LIGHT COM'L UTILITY BU	LI	Warehouse	1	26	Imp changed after sale; not in ratio
46	062	060	252006	9116	1,296	3034023	\$1,050,000	02/12/20	\$810.19	VACANT RETAIL STORE	HCB	Retail Store	1	Y	

Vacant Sales for Area 062 with Sales Used

04/01/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
062	010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	VACANT LAND/SLOPE HILLSIDE	C-3	1	Y
062	010	352104	9076	341,945	2993326	\$4,640,337	06/12/19	\$13.57	VACANT INDUSTRIAL	IL	3	Y
062	010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	VACANT / WETLANDS	HC	1	Y
062	010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	VACANT COMMERCIAL	HC	4	Y
062	020	132104	9047	69,139	2912453	\$2,175,000	01/11/18	\$31.46	TEAR DOWN	C3	1	26
062	020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	POTTERY MFG	C3	2	Y
062	020	232104	9013	192,421	3014370	\$1,287,500	10/08/19	\$6.69	VACANT COMMERCIAL - SLOPE	C3	1	Y
062	020	232104	9042	20,743	2964759	\$39,975	12/03/18	\$1.93	IRREGULAR VACANT COMMERCIAL	C3	1	Y
062	020	242104	9068	498,762	3025702	\$9,500,000	12/16/19	\$19.05	SUPERVALUE WAREHOUSE	M2	1	Y
062	030	192105	9028	37,700	2969451	\$355,000	01/02/19	\$9.42	VACANT LAND	C3	1	Y
062	030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	VACANT LAND	C3	1	Y
062	030	869520	0040	74,985	2933039	\$1,000,000	05/23/18	\$13.34	SFR ON COMMERCIAL LAND	C3	2	Y
062	040	232006	9315	91,696	2960955	\$400,000	11/02/18	\$4.36	VACANT LAND	GO	1	Y
062	040	312105	9068	54,885	2937426	\$450,000	06/19/18	\$8.20	VACANT MULTIFAMILY	R20	1	Y
062	040	352105	9031	17,985	2973439	\$70,000	02/12/19	\$3.89	COOPERS CORNER	RA10	1	Y
062	050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	VACANT LAND	LI	1	Y
062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	1	Y
062	050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	Vacant Commercial Land Former (T	CB2	1	Y
062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	3	Y
062	060	192007	9123	104,000	3018271	\$625,000	10/24/19	\$6.01	VACANT LAND	LI	1	Y
062	060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	QUARRY MINE	MP	4	Y

Improvement Sales for Area 062 with Sales not Used

04/01/2021

No	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
1	062	010	335340	4350	0	3080043	\$800,000	10/26/20	\$0.00	COMMERCIAL LUMBER SUPPLY	RO	Industrial(Light)	3		
2	062	010	362104	9094	53,088	3049085	\$1,500,000	05/29/20	\$28.25	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
3	062	010	362104	9094	53,088	3049220	\$6,125,000	05/29/20	\$115.37	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
4	062	010	885600	1745	4,800	2911267	\$805,000	01/10/18	\$167.71	NORM'S TRUCK & EQUIPMENT	IL	Service Building	1	15	No market exposure
5	062	010	954300	1510	2,400	3002966	\$675,000	07/31/19	\$281.25	PLUS ONE	C-1	Office Building	1	51	Related party, friend, or neighbor
6	062	020	030150	0300	7,280	3027874	\$2,950,000	12/26/19	\$405.22	VERITY / MEN'S WEARHOUSE	C3	Retail Store	1	33	Lease or lease-hold
7	062	020	192105	9114	21,296	2956185	\$120,000	10/08/18	\$5.63	HABITAT FOR HUMANITY	C1	Retail Store	2	24	Easement or right-of-way
8	062	020	915010	0275	3,334	3018686	\$2,765	08/20/19	\$0.83	AUBURN YOUTH RESOURCES	R7	Office Building	1	68	Non-gov't to gov't
9	062	030	231280	0030	7,140	2966663	\$2,000,000	12/17/18	\$280.11	ELLINGSON CROSSING CONDO	M1	Retail Store	1	11	Corporate affiliates
10	062	030	282105	9027	0	2918730	\$40,000	03/09/18	\$0.00	PALISADES MOBILE HOME ESTATE	RMHP	Mobile Home P	1	24	Easement or right-of-way
11	062	030	302105	9032	56,556	3094579	\$7,000,000	01/11/21	\$123.77	IMAGINETICS	C3	Industrial(Gen F	1	22	Partial interest (1/3, 1/2, etc.)
12	062	030	302105	9272	0	2938700	\$8,000	06/14/18	\$0.00	OLD STORAGE GARAGE	RMHP	Service Building	1	24	Easement or right-of-way
13	062	030	302105	9334	2,400	3030381	\$2,665,000	01/14/20	\$1,110.42	7-ELEVEN	C3	Conv Store with	1	25	Fulfillment of contract deed
14	062	040	212006	9039	22,033	3070202	\$1,250,000	09/10/20	\$56.73	ENUMCLAW SALES PAVILION	A35	Farm	1	51	Related party, friend, or neighbor
15	062	040	222006	9031	13,854	2966881	\$725,000	12/07/18	\$52.33	BILL'S COUNTRY FARM & FEED	NB	Retail Store	1	51	Related party, friend, or neighbor
16	062	040	262006	9160	3,800	2924670	\$420,000	04/11/18	\$110.53	MEDICAL OFFICES UNDIVIDED 1/4	HCB	Medical/Dental	2	51	Related party, friend, or neighbor
17	062	040	342105	9008	3,016	3013770	\$1,076	08/28/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
18	062	040	342105	9008	3,016	3018557	\$1,076	03/03/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
19	062	040	342105	9008	3,016	3018558	\$1,435	03/04/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
20	062	040	342105	9008	3,016	3018559	\$2,153	03/04/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
21	062	040	342105	9008	3,016	3018560	\$1,435	03/04/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
22	062	040	342105	9008	3,016	3018561	\$1,076	03/05/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
23	062	040	342105	9008	3,016	3018565	\$4,306	03/05/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
24	062	040	342105	9008	3,016	3018566	\$1,076	03/05/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
25	062	040	342105	9008	3,016	3018567	\$2,153	05/07/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
26	062	040	342105	9008	3,016	3018568	\$4,306	03/09/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
27	062	040	342105	9008	3,016	3018569	\$4,306	03/11/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
28	062	040	342105	9008	3,016	3018580	\$1,435	03/12/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
29	062	040	342105	9008	3,016	3018581	\$1,076	03/12/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
30	062	040	342105	9008	3,016	3018582	\$4,306	03/12/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
31	062	040	342105	9008	3,016	3018583	\$4,306	03/15/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
32	062	040	342105	9008	3,016	3018585	\$2,153	07/16/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare	1	22	Partial interest (1/3, 1/2, etc.)
33	062	040	342105	9008	3,016	3018601	\$1,076	03/17/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
34	062	040	342105	9008	3,016	3018602	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
35	062	040	342105	9008	3,016	3018603	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
36	062	040	342105	9008	3,016	3018604	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare	1	68	Non-gov't to gov't
37	062	040	866100	0006	3,015	2981705	\$3,300,000	04/05/19	\$1,094.53	7 - 11 Convenience Store	NB	Conv Store with	2	1	Personal property included
38	062	050	236100	0100	6,064	2942201	\$2,600	06/14/18	\$0.43	NORTHERN TRANSPORT	LI	Warehouse	1	24	Easement or right-of-way
39	062	050	236100	0140	26,028	2947697	\$2,100	07/11/18	\$0.08	OSBOURNE INOVATIVE PROJECTS	LI	Industrial(Gen F	1	24	Easement or right-of-way
40	062	050	236150	0100	15,462	2942199	\$9,700	06/19/18	\$0.63	THE PINNACLE BUILDING	LI	Warehouse	1	24	Easement or right-of-way
41	062	050	242006	9464	20,880	2959198	\$1,050,000	10/24/18	\$50.29	WAREHOUSE	HCB	Industrial(Gen F	1	33	Lease or lease-hold
42	062	050	242006	9497	7,724	3032161	\$775,000	01/23/20	\$100.34	ERIC'S AUTOMOTIVE & DELI	CB2	Retail Store	1	51	Related party, friend, or neighbor
43	062	050	800460	0135	5,000	2944427	\$550,000	07/27/18	\$110.00	ENUMCLAW STATIONERS	CB2	Retail(Line/Stri	2	51	Related party, friend, or neighbor
44	062	060	252006	9074	2,528	3010126	\$111,965	09/04/19	\$44.29	SKI & MOUNTAIN SHOP	HCB	Retail Store	1	51	Related party, friend, or neighbor
45	062	060	252006	9123	6,970	3036340	\$142,498	02/26/20	\$20.44	RAINIER MEDICAL CENTER	HCB	Office Building	1	51	Related party, friend, or neighbor

Vacant Sales for Area 062 with Sales not Used

04/01/2021

No	Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	062	010	335340	1860	21,690	3105018	\$2,700	11/14/20	\$0.12	VACANT INDUSTRIAL	IL	1	24	Easement or right-of-way
2	062	010	335640	1715	28,000	3031531	\$150,000	01/27/20	\$5.36	VACANT LAND	C-1	1	46	Non-representative sale
3	062	010	352104	9026	104,480	3105020	\$62,000	10/30/20	\$0.59	VACANT INDUSTRIAL	IL	2	24	Easement or right-of-way
4	062	010	885600	2186	11,586	2975547	\$20,000	02/26/19	\$1.73	VACANT INDUSTRIAL	IL	1	51	Related party, friend, or neighbor
5	062	010	954300	1115	61,855	3020242	\$31,600	11/05/19	\$0.51	VACANT LAND/WETLANDS	HC	1	62	Auction sale
6	062	010	954300	1250	24,000	3079478	\$15,000	10/29/20	\$0.63	VACANT MULTIPLE	R-M	3	51	Related party, friend, or neighbor
7	062	010	954300	1267	23,600	3020243	\$20,000	11/05/19	\$0.85	VACANT LAND/WETLANDS	HC	1	67	Gov't to non-gov't
8	062	030	302105	9344	18,018	2922298	\$100,000	03/26/18	\$5.55	MULTI FAMILY LAND/MH/PP	R20	1	51	Related party, friend, or neighbor
9	062	050	236100	0090	99,900	2942200	\$200	06/14/18	\$0.00	VACANT LAND	LI	1	24	Easement or right-of-way
10	062	050	236100	0090	99,900	2942204	\$2,600	06/14/18	\$0.03	VACANT LAND	LI	1	24	Easement or right-of-way
11	062	050	236100	0150	52,945	2943868	\$2,276	06/19/18	\$0.04	KIRBY BUILDING	LI	1	24	Easement or right-of-way
12	062	050	396690	0005	18,000	3023090	\$29,000	10/17/19	\$1.61	VACANT COMMERCIAL	CB1	1	46	Non-representative sale
13	062	050	800610	0185	18,700	2960233	\$15,525	09/11/18	\$0.83	VACANT COMMERCIAL LAND	HCB	1	24	Easement or right-of-way
14	062	060	192007	9152	67,082	2997833	\$299,999	06/27/19	\$4.47	VACANT LAND	R-4	1	22	Partial interest (1/3, 1/2, etc.)

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30

Major	Minor	Prop Name	Address
282105	9001	FOREST VILLA MOBILE HOME PARK SW 65 DW 57 TW 1	4205 AUBURN WAY S
282105	9004	MUCKLESHOOT TRIBAL LANDS	Along River behind Palisades
282105	9027	PALISADES MOBILE HOME ESTATES SW 4 SW 70	3501 AUBURN WAY S
212105	9019	CLEAR WATER RIDGE PHASE 1	3702 AUBURN WAY S
212105	9028	WILDWOOD MOBILE ESTATES SW 67 DW 15	WILDWOOD MOBILE ESTATES
212105	9035	AUBURN WAY TNC LLC	3611 AUBURN WAY S
212105	9038	CHINOOK ELEMENTARY	3500 AUBURN WAY S
212105	9040	DAY AND NIGHT GROCERY	3235 AUBURN WAY S
212105	9042	FOUR PLEX & RESIDENCE	3440 AUBURN WAY S
212105	9043	FLAME BURGER	3302 AUBURN WAY S
212105	9045	SFR/STORAGE WAREHOUSE	3405 AUBURN WAY S
212105	9047	FOREST PARK VILLAGE	3320 AUBURN WAY S
212105	9050	CORBETT CONCRETE PUMPING	3245 AUBURN WAY S
212105	9053	VACANT COMMERCIAL LAND	3295 AUBURN WAY S
212105	9055	VACANT COMMERCIAL	3231 AUBURN WAY S
212105	9067	SHERWOOD SUBSTATION	3614 AUBURN WAY S
212105	9068	ANNA PLAZA	3415 AUBURN WAY S
212105	9075	Duplex and triplex	4021 AUBURN WAY S
212105	9077	FOREST HILL VETERINARY HOSPITAL	3240 AUBURN WAY S
212105	9081	MOBILE ON MULTIFAMILY LAND	
212105	9092	CHINOOK SCHOOL PLAYGROUND	
212105	9099	HIDDEN FOREST ESTATES SW 3 DW 6	3445 AUBURN WAY S
390320	0070	OFFICE WAREHOUSE	3209 AUBURN WAY S
390320	0080	ASSOCIATED PARKING	3201 AUBURN WAY S
212105	9104	4-PLEX - Previously part of Scandia Apts	2435 POPLAR ST SE
212105	9108	CALVARY TEMPLE	3535 AUBURN WAY S
212105	9109	FOREST VIEW APTS	3607 AUBURN WAY S
156565	0010	Noble Court	2232 NOBLE CT SE
156565	0020	Noble Court	2236 NOBLE CT SE
156565	0030	Noble Court	2220 NOBLE CT SE
156565	0040	Noble Court	2216 NOBLE CT SE
156565	0050	Noble Court	2210 NOBLE CT SE
156565	0060	Noble Court	2206 NOBLE CT SE
156565	0070	Noble Court	2130 NOBLE CT SE
156565	0080	Noble Court	2134 NOBLE CT SE
156565	0090	Noble Court	2228 NOBLE CT SE
212105	9113	FOREST VIEW APTS	3605 AUBURN WAY S
212105	9114	TWIN FIRS GROUP HOME INC	3731 AUBURN WAY S
212105	9157	FOREST PARK RETAIL CENTER	3312 AUBURN WAY S
212105	9159	BIGFOOT JAVA	3366 AUBURN WAY S
212105	9161	Noble Court	2142 NOBLE CT SE
212105	9162	Noble Court	2144 NOBLE CT SE
212105	9163	Noble Court	2146 NOBLE CT SE
202105	9025	KEY BANK	3004 AUBURN WAY S
202105	9024	VACANT COMMERCIAL	2902 AUBURN WAY S
202105	9039	MUCKLESHOOT SHELL	2802 AUBURN WAY S
202105	9043	ARCO AMPM	2790 AUBURN WAY S
202105	9052	MR. SUDSY CAR WASH	Side street
202105	9048	PARKING FOR CASINO	2700 AUBURN WAY S
202105	9049	PARKING FOR CASINO	
202105	9050	PARKING FOR CASINO	
202105	9059	MUCKLESHOOT CASINO PARKING	
202105	9063	ASSOCIATED PARKING	Sliver Parcel
202105	9044	MUCKLESHOOT CASINO / PARKING GARAGE	AUBURN WAY S

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30

Major	Minor	Prop Name	Address
202105	9036	ASSOCIATED PARKING	Dogwood
202105	9045	MUCKLESHOOT CASINO PARKING	2602 AUBURN WAY S
202105	9030	FAA REGIONAL CTR	3101 AUBURN WAY S
202105	9062	MUCKLESHOOT TRIBAL LANDS	3055 AUBURN WAY S
202105	9061	MUCKLESHOOT TRIBAL LANDS	3025 AUBURN WAY S
202105	9060	MUCKLESHOOT TRIBAL LANDS	3015 AUBURN WAY S
202105	9031	SHERWOOD GARDEN APTS	2901 AUBURN WAY S
030400	0490	COLUMBIA BANK BLDG	2749 AUBURN WAY S
030400	0500	FOREST VILLA CHIROPRACTIC	2801 AUBURN WAY S
030400	0510	PARKING FOR MI 0500	2801 AUBURN WAY S
202105	9021	MUCKLESHOOT BINGO & SMOKE SHOP	2115 AUBURN WAY S
202105	9055	CASH AMERICA	2341 AUBURN WAY S
202105	9017	VACANT COMMERCIAL	2800 AUBURN WAY S
292105	9045	ROTARY PARK	2500 26TH ST SE
259750	0910	ROTARY PARK	2635 ALPINE ST SE
202105	9046	MUCKLESHOOT CHILD DEVELOPMENT CENTER	2326 RIVERWALK DR SE
202105	9012	VACANT MULTI-FAMILY	2101 HOWARD RD
202105	9020	VACANT MOBILE HOME PARK	Triangle east
202105	9013	LEISURE MANOR MH PARK SW 43 DW 99 TW 1	2302 HOWARD RD
202105	9065	AUBURN CITY LAND	Public Utility N Howard Rd
202105	9019	PUMPING STATION	2101 HOWARD RD
202105	9064	DRIVE & DRAINAGE	Howard & 21st Ct SE Triangle
202105	9001	MIT PARKING, HOUSING, BOOM TOWN	1868 R ST SE
292105	9037	BIBLE CHAPEL	2606 R ST SE
292105	9069	AUBURN GAME FARM PARK	3030 R ST SE
292105	9011	GAME FARM PARK	2840 RIVERWALK DR SE
302105	9296	GAME FARM TOWNHOMES	1518 31ST ST SE
302105	9045	4-PLEX	1526 31ST ST SE
302105	9042	HOMESTEAD NORTH & SOUTH	1501 31ST ST SE
302105	9040	WINDSOR PARK APTS	1506 30TH ST SE
302105	9258	WINDSOR PARK APARTMENTS	1420 30TH AVE SE
302105	9221	WINDSOR PARK APTS	1509 30TH ST SE
302105	9222	WINDSOR PARK APTS	1501 30TH ST SE
302105	9249	WINDSOR PARK APARTMENTS	1431 30TH AVE SE
302105	9250	WINDSOR PARK APARTMENTS	1421 30TH AVE SE
302105	9251	WINDSOR PARK APARTMENTS	1409 30TH AVE SE
302105	9289	6-PLEX	2926 O ST SE
302105	9290	6-PLEX	2952 O ST SE
302105	9259	EMERALD HEIGHTS OF AUBURN	2960 M ST SE
302105	9248	Windsor Park Apartments	1322 30TH AVE SE
302105	9247	Windsor Park Apartments	1312 30TH AVE SE
302105	9246	Windsor Park Apartments	1230 B 30TH ST SE
302105	9245	COLONIAL COURT	1210 30TH ST SE
302105	9225	PARK IMPERIAL APTS	3030 M ST SE
302105	9226	White River Estate	1301 31ST ST SE
302105	9344	MULTI FAMILY LAND/MH/PP	3033 M ST SE
302105	9055	Cedar Pointe Apartments	2922 M ST SE
302105	9102	CHURCH OF THE NAZARENE	1225 29TH ST SE
302105	9280	4-PLEX	1235 29TH ST SE
302105	9281	THREE DUPLEXES	1251 29TH ST SE
302105	9259	EMERALD HEIGHTS OF AUBURN	2960 M ST SE
302105	9133	4-PLEX	2934 O ST SE
302105	9312	4-PLEX	2944 O ST SE
302105	9210	APTS	1530 29TH ST SE

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30

Major	Minor	Prop Name	Address
080840	0020	APT'S	1536 29TH ST SE
080840	0010	APT'S	1540 29TH ST SE
302105	9277	Parkview Place Apartments	2929 R ST SE
302105	9038	Parkview Place	2939 R ST SE
192105	9054	PIONEER ELEMENTARY SCHOOL	2301 M ST SE
192105	9037	EVERGREEN FOURSQUARE CHURCH	2407 M ST SE
192105	9190	OLYMPIC CHILD AND DEVELOPMENT CENTER	2236 K ST SE
192105	9282	VACANT SCHOOL	
302105	9086	SKYLARK VILLAGE II	3105 M ST NE
302105	9144	SKYLARK VILLAGE II MH PARK SW 57 DW 53	3225 M ST SE
302105	9195	GILDO REY ELEMENTARY SCHOOL	1005 37TH AVE S
302105	9332	ROADWAY	
302105	9022	37TH ST APTS	1120 37TH ST SE
302105	9122	WILLOW PARK APTS.	1036 37TH ST SE
302105	9386	4 PLEX WILLOW PARK APTS	1028 37TH ST SE
302105	9387	4 PLEX WILLOW PARK APTS	1024 37TH ST SE
302105	9388	4 PLEX WILLOW PARK APTS	1020 37TH ST SE
302105	9382	4 PLEX WILLOW PARK APTS	1014 37TH ST SE
302105	9381	4 PLEX WILLOW PARK APTS	1004 37TH ST SE
302105	9107	FOUR PLEX	1001 37TH ST SE
302105	9303	4-PLEX	1007 37TH ST SE
302105	9326	FOURPLEX	918 37TH ST SE
302105	9327	FOUR PLEX (4-2BD)	902 37TH ST SE
302105	9078	POCKET PARK	Triangular site
302105	9105	DON-WAN ESTATES SW 32 Dw 43	725 37TH AVE SE
302105	9354	4-PLEX	716 37TH ST SE
302105	9355	4-PLEX	712 37TH ST SE
302105	9353	4-PLEX	702 37TH ST SE
302105	9100	SPAID UNIQUE MANOR SW 13 DW 61	707 37TH ST SE
302105	9209	VACANT LAND USE WITH MI 9077	635 37TH ST SE
302105	9077	SPAID UNIQUE MANOR MOBILE HOME PARK 38 DW 3 SW	607 37TH ST SE
302105	9031	MT. BAKER MIDDLE SCHOOL	604 37TH AVE SE
212105	9050	CORBETT CONCRETE PUMPING	3245 AUBURN WAY S
212105	9081	MOBILE ON MULTIFAMILY LAND	3621 AUBURN WAY S
212105	9103	VACANT MULTI	2401 POPLAR ST SE
212105	9130	SCANDIA APTS	2425 POPLAR ST SE
212105	9129	SCANDIA APTS	2417 POPLAR ST SE
212105	9128	SCANDIA APTS	2443 POPLAR ST SE
212105	9104	4-PLEX - Previously part of Scandia Apts	2435 POPLAR ST SE
212105	9123	SHAUGHNESSY PARK	3228 21ST ST SE
212105	9122	SHAUGHNESSY PARK	Parallel 21st
212105	9121	SHAUGHNESSY PARK	Perpendicular 21st
212105	9124	SHAUGHNESSY PARK	Perpendicular 21st
202105	9052	MR. SUDSY CAR WASH	2135 Dogwood Dr SE (on ST)
734530	0160	BALLARD PARK OF AUBURN	1612 37TH WAY SE
362104	9001	RIGHT OF WAY (Easement on A & Ellingson South)	2900 41ST ST SE
362104	9096	A STREET PLAZA	4111 A ST SE
362104	9095	COLUMBIA BANK	4101 A ST SE
097850	0010	AUBURN SOUTH VETERINARY HOSPITAL	4201 A ST SE
097850	0020	SERVICE KING COLLISION REPAIR	4227 A ST SE
362104	9102	O'REILLY AUTO PARTS	4321 A ST SE
362104	9097	THISTLE RETAIL CENTER BLDG 1	4329 A ST SE
362104	9099	THISTLE RETAIL CENTER BLDG 2	4435 A ST SE
335440	0706	OPEN SPACE	4513 A ST SE

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30

Major	Minor	Prop Name	Address
335440	0700	KYC VILLAGE	4500 A ST SE
335440	0705	COOLS CAFE CLOSED	4502 A ST SE
362104	9073	VACANT LAND (tip of land off -0705)	4502 A ST SE
665500	0027	VACANT LAND	Behind 335440
665500	0022	PUMP STATION	4602 A ST SE
665500	0015	WEST COAST SELF-STORAGE	4424 A ST SE
665500	0014	VACANT COMMERCIAL	4316 A ST SE
665500	0013	AUTOZONE	4310 A ST SE
665500	0016	ELEPHANT CAR WASH	4300 A ST SE
665500	0003	WHITE RIVER ESTATES MOBILE HOME PARK SW 17 DW 182	4248 A ST SE
665500	0010	MAC'S MART & DELI	4220 A ST SE
665500	0004	PSE SUB-STATION	3500 A ST SE
252104	9044	RAILWAY EASEMENT (parallel to C between 29th & 41st)	2901 C ST SE
252104	9028	BNRR (Fat easement between C & A 29th to 41st)	3611 A ST SE
252104	9110	NORTHWEST PROPANE	3611 A ST SE
302105	9272	OLD STORAGE GARAGE (SE Corner)	200 37TH ST SE
302105	9016	LAURELWOOD MOBILE HOME PARK 37 SW 2 DW	204 37TH ST SE
302105	9071	WHITE RIVER JUNCTION	3734 A ST SE
302105	9061	WHITE RIVER JUNCTION	3840 A ST SE
302105	9017	WHITE RIVER JUNCTION - BARTELL DRUGS	3802 A ST SE
302105	9096	MCDONALDS	3920 A ST SE
302105	9036	WHITE RIVER JUNCTION	3930 A ST SE
302105	9335	WHITE RIVER JUNCTION - ROUND TABLE PIZZA	4002 A ST SE
302105	9034	WHITE RIVER JUNCTION - ALBERTSONS	4010 A ST SE
302105	9018	WHITE RIVER JUNCTION	4018 A ST SE
302105	9334	7-ELEVEN	4026 A ST SE
302105	9297	FOUR PLEX - TOWNHOMES	3870 D PL SE
302105	9260	TWO DUPLEXES	3860 D PL SE
302105	9393	FOUR PLEX	3858 D PL SE
732680	0140	RIVENDELL ESTATES	3854 D PL SE
732680	0130	RIVENDELL ESTATES	3850 D PL SE
732680	0120	RIVENDELL ESTATES	3846 D PL SE
732680	0110	RIVENDELL ESTATES	3842 D PL SE
732680	0100	RIVENDELL ESTATES	3838 D PL SE
732680	0090	RIVENDELL ESTATES	3834 D PL SE
732680	0080	RIVENDELL ESTATES	3830 D PL SE
732680	0070	RIVENDELL ESTATES	3826 D PL SE
732680	0060	RIVENDELL ESTATES	3822 D PL SE
732680	0050	RIVENDELL ESTATES	3818 D PL SE
732680	0040	RIVENDELL ESTATES	3814 D PL SE
732680	0030	RIVENDELL ESTATES	3810 D PL SE
732680	0020	RIVENDELL ESTATES	3806 D PL SE
732680	0010	RIVENDELL ESTATES	3802 D PL SE
302105	9112	3 - 4 PLEXS	3714 D ST SE
302105	9213	KIMIL APTS	421 37TH ST SE
302105	9315	KIMIL APTS	429 37TH ST SE
302105	9314	KIMIL APTS	509 37TH ST SE
302105	9270	KIMIL APTS	501 37TH ST SE
302105	9264	RIVER ROCK APTS	521 37TH ST SE
302105	9090	4-PLEX	537 37TH ST SE
302105	9218	4-PLEX	539 37TH ST SE
302105	9324	2 Du-plexs	545 37TH ST SE
302105	9206	4 PLEX	903 29TH ST SE
302105	9349	VACANT LAND PARKING for -9206	901 29TH ST SE

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30

Major	Minor	Prop Name	Address
302105	9074	SKYLARK VILLAGE I MH PARK SW 51 DW 59	900 29TH ST SE
302105	9271	SKYLARK VILLAGE I ASSOC w/ --9074	900 29TH ST SE
302105	9285	SKYLARK VILLAGE I ASSOC w/ -9074	2900 G ST SE
302105	9284	AUBURN GREEN MOBILE HOME PARK SW 15 DW 85	602 29TH ST SE
331360	0560	GREYTON SQUARE	2802 F ST SE
331360	0470	CHARTLEY HOUSE	505 29TH ST SE
007100	0025	VACANT LAND Behind Canterbury House)	502 29TH ST SE
007100	0020	CANTERBURY HOUSE	502 29TH ST SE
007100	0010	7TH DAY ADVENTIST CHURCH/AUBURN	402 29TH ST SE
302105	9076	RV STORAGE FOR AUBURN GREEN MHP	537 37TH ST SE
302105	9010	TALL CEDARS MOBILE HOME CT	401 37TH ST SE
302105	9301	TALL CEDARS ASSOCIATED (Last Row in Back)	
302105	9256	PUMP STATION/CITY OF AUBURN In back of Tall Cedars)	321 D St
187710	0170	DETENTION POND	300 35th ST SE
302105	9035	PIPE & PILING SUPPLIES USA	3506 A ST SE
302105	9265	MARYANSKI BLDG	3414 A ST SE
302105	9032	IMAGINETICS	3410 A ST SE
302105	9033	VACANT COMMERCIAL	3354 A ST SE
302105	9147	MACHINE SHOP	3220 B ST SE
302105	9095	DON OLSON CONSTRUCTION	3302 A ST SE
302105	9028	ASSOC W/ -9109	611 32ND ST SE
302105	9109	VALLEY AUTO REBUILD	601 32ND ST SE
787740	0385	WAREHOUSE/OFFICE	3108 A ST SE
302105	9154	SKARR CONST INC	3221 B ST SE
302105	9390	NOR-PROP INC 89% UND INT	3210 B ST SE
302105	9146	OFFICE & SHOP	3203 D ST SE
302105	9039	VACANT LAND	3210 D ST SE
302105	9009	AA INSURANCE AUTO AUCTION	3130 D ST SE
787740	0310	SEATTLE AREA SEVENTH DAY BAPTIST CHURCH	3102 B ST SE
787740	0030	AUTO EMISSIONS FACILITY	3002 A ST SE
302105	9069	VACANT LAND	3000 A ST SE
302105	9008	VACANT LAND/5' STRIP	Between -0020 & 9069
787740	0020	AUTOMOTIVE REPAIR	2904 A ST SE
252104	9057	VACANT LAND	2901 A ST SE
787740	0005	Vacant Commercial Land Former ENGLISH HOME & GARDEN	SW Corner A & 29th ST SE
787740	0006	ASOCIATED PARKING ENGLISH HOME & GARDEN	On 29th
787740	0190	VACANT (2 Vacant sites behind 304 29th ST SE	2902 C ST SE
787740	0195	VACANT (2 Vacant sites behind 304 29th ST SE	2910 C ST SE
302105	9006	OLDCASTLE PRECAST	2808 A ST NW
715330	0060	FOURPLEX	2810 D ST SE
715330	0050	FOURPLEX	2832 D PL SE
715330	0040	FOURPLEX	2830 D PL SE
715330	0030	FOURPLEX	2828 D PL SE
715330	0020	FOURPLEX	2826 D PL SE
715330	0010	FOURPLEX	2824 D PL SE
030100	0125	4 PLEX	510 27TH ST SE
331360	0300	8 UNIT APT	2615 F ST SE
030100	0010	CHALET APTS	508 27TH ST SE
030100	0040	EVERGREEN PARK	404 27TH ST SE
030100	0080	D STREET APARTMENTS	2613 D ST SE
030100	0090	D STREET APARTMENTS	2609 D ST SE
030100	0100	ROBINWOOD APARTMENTS	2605 D ST SE
030100	0110	ROBINWOOD APARTMENTS	2601 D ST SE
331360	0155	Sierra Meadows Apts	2511 D ST SE

Physically Inspected Parcels for 2021 Revalue - Geo 62, Neighborhood 30			
Major	Minor	Prop Name	Address
331360	0175	VACANT LAND/SEE MINOR 0135	407 26TH ST SE
331360	0135	Sierra Meadows Apts	504 25TH ST SE
302105	9005	VACANT LAND (Oldcastle)	400 25TH ST SE
192105	9104	VACANT INDUSTRIAL (Oldcastle)	2307 D ST SE
192105	9103	KONA-KAI APTS	2455 F ST SE
426101	0080	FOUR-PLEX	520 23RD ST SE
426101	0070	FOUR-PLEX	512 23RD ST SE
426101	0060	FOUR-PLEX	504 23RD ST SE
426101	0050	FOUR-PLEX	428 23RD ST SE
426101	0040	FOUR-PLEX	426 23RD ST SE
426101	0030	FOUR-PLEX	420 23RD ST SE
426101	0020	FOUR-PLEX	412 23RD ST SE
426101	0010	FOUR-PLEX	404 23RD ST SE
426100	0080	4-PLEX	401 23RD ST SE
426100	0070	4-PLEX	409 23RD ST SE
426100	0060	4-PLEX	417 23RD ST SE
426100	0050	4-PLEX	425 23RD ST SE
426100	0040	4-PLEX	433 23RD ST SE
426100	0030	4-PLEX	501 23RD ST SE
426100	0020	4-PLEX	509 23RD ST SE
426100	0010	4-PLEX	521 23RD ST SE
192105	9121	AUBURN PARK M H 52 SW 34 DW	2304 A ST SE
869520	0068	VALLEY VILLAGE	309 23RD ST SE
869520	0065	VALLEY VILLAGE/MANAGER'S RESIDENCE	2219 D ST SE
192105	9144	VALLEY VILLAGE	404 22ND ST SE
192105	9328	VALLEY VILLAGE	412 22ND ST SE
192105	9329	VALLEY VILLAGE	420 22ND ST SE
192105	9330	VALLEY VILLAGE	428 22ND ST SE
192105	9216	VALLEY VILLAGE	425 22ND ST SE
192105	9317	VALLEY VILLAGE 4 PLEX	401 22ND ST SE
192105	9318	VALLEY VILLAGE	409 22ND ST SE
192105	9319	VALLEY VILLAGE	417 22ND ST SE
192105	9123	Apartments	502 21ST ST SE
869520	0020	QUALITY FENCE BLDRS	214 21ST ST SE
869520	0025	AUDREY ELLEN COURT	130 21ST ST SE
869520	0027	AUBURN AUTO EXCHANGE	2104 A ST SE
869520	0029	AUBURN AUTO EXCHANGE	2112 A ST
869520	0035	SFR USED AS OFFICE	2118 A ST SE
869520	0045	BERNARD MOTORS	2204 A ST SE
869520	0040	SFR ON COMMERCIAL LAND	2208 A ST SE
192105	9343	NORSTAR INDUSTRIES	2302 A ST SE
192105	9027	VACANT LAND	114 24TH ST SE
192105	9127	OLDCASTLE	120 24th ST SE
192105	9183	VACANT COMMERCIAL	112 24th ST SE
192105	9149	VACANT COMMERCIAL	108 24th ST SE
192105	9117	AUBURN WINE & CAVIAR CO	2402 A ST SE
192105	9152	TENDER YEARS	2406 A ST SE
192105	9028	VACANT LAND	2420 A ST SE
302105	9205	VACANT INDUSTRIAL (Oldcastle)	2500 A ST SE

Improvement Sales for Area 065 with Sales Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	000440	0030	8,538	3025556	\$2,300,000	12/12/19	\$269.38	BUDGET AUTO WRECKING	I	2	Y	
065	010	000440	0031	16,060	2912796	\$1,850,000	01/10/18	\$115.19	AAA AUTO WRECKING	I	3	Y	
065	010	000660	0017	4,800	2929027	\$800,000	05/01/18	\$166.67	OFFICE BUILDING	I	1	Y	
065	010	232204	9074	2,470	3009902	\$3,700,000	09/09/19	\$1,497.98	ARCO AMPM	GC-MU	1	26	Imp changed after sale; not in ratio
065	010	232204	9074	2,470	2950333	\$1,900,000	08/30/18	\$769.23	ARCO AMPM	GC-MU	1	Y	
065	010	242204	9096	23,935	2992280	\$6,400,000	06/06/19	\$267.39	2 OFFICE BUILDINGS	DCE	1	Y	
065	010	346280	0075	94,523	3035710	\$19,829,975	02/26/20	\$209.79	INDUSTRIAL WAREHOUSE	M1	1	Y	
065	010	346280	0285	420	3069033	\$3,300,000	09/08/20	\$7,857.14	MAPLE LANE MH PARK(W/ 0287) (S	MHP	2	Y	
065	010	346280	0290	960	3092279	\$3,950,000	12/29/20	\$4,114.58	HORSESHOE ACRES MOBILE HOM	MHP	1	Y	
065	010	543620	0821	4,977	3056726	\$700,000	07/07/20	\$140.65	DAY CARE / CLINIC	GC	2	Y	
065	010	917960	0005	7,353	2955000	\$1,010,000	09/27/18	\$137.36	AAA Washington Fleet Center	GC	1	Y	
065	010	917960	0020	6,608	2997237	\$935,000	06/26/19	\$141.50	BROCK BUILDING	DCE	1	Y	
065	010	917960	0670	5,088	2930395	\$995,000	05/11/18	\$195.56	SERVPRO	DCE	1	Y	
065	010	917960	0705	1,456	3000838	\$306,000	07/19/19	\$210.16	VALLEY TOOL COMPANY	DCE	1	Y	
065	010	917960	0806	2,200	3009106	\$310,000	09/06/19	\$140.91	RYMAN HALAL MARKET	DCE	1	Y	
065	010	982570	0125	2,150	2945202	\$470,000	07/30/18	\$218.60	RESTAURANT	DC	1	Y	
065	010	982570	0286	2,400	2924931	\$490,000	04/16/18	\$204.17	PIED PIPER TAVERN	DCE	1	Y	
065	020	000660	0042	6,562	2922095	\$1,055,000	03/30/18	\$160.77	ESQUIRE COURT OFFICE	CM-2	1	Y	
065	020	132204	9001	2,000	3070385	\$2,790,000	09/18/20	\$1,395.00	STARBUCKS	M1-C	1	Y	Transferred to Specialty Appraiser; not in ratio
065	020	132204	9124	20,990	3015030	\$4,100,000	10/07/19	\$195.33	ALLIED FIRE & SECURITY	GC	1	Y	
065	020	132204	9354	3,010	3070384	\$6,700,000	09/18/20	\$2,225.91	7-ELEVEN w/Gas	M1-C	1	Y	Possible entrepreneurial incentive; not in ratio
065	020	161250	0290	9,592	2940304	\$1,000,000	06/28/18	\$104.25	WEST COAST AWARDS	DCE-T	1	Y	
065	020	202205	9121	3,778	2909572	\$638,000	01/04/18	\$168.87	EAST HILL LAW OFFICE	CC-MU	1	Y	
065	020	202205	9131	5,400	2917344	\$1,750,000	02/23/18	\$324.07	LINE RETAIL	CC	1	Y	
065	020	202205	9171	3,306	2917347	\$1,100,000	02/22/18	\$332.73	LINE RETAIL	CC	1	Y	
065	020	202205	9222	7,900	2992256	\$1,625,000	06/03/19	\$205.70	ADVANCED AUTO PARTS	CC	1	Y	
065	020	243120	0010	4,520	2939635	\$770,000	06/27/18	\$170.35	EWING'S PLACE CONDOMINIUM	MR-M	1	Y	
065	020	292205	9016	3,492	2951423	\$620,000	08/27/18	\$177.55	FIRGREEN BUILDING	SR-8	1	Y	
065	020	346280	0235	4,779	2920471	\$1,300,000	03/19/18	\$272.02	KELLY'S CAFE AMERICAN	CM-2	1	Y	
065	020	775880	0005	12,296	3015055	\$930,000	10/11/19	\$75.63	COHO	CM-1	1	Y	
065	020	775880	0033	24,240	2923065	\$1,750,000	04/02/18	\$72.19	PROGRESSIVE INDUSTRIAL PARK	CM-1	1	Y	
065	020	783080	0033	15,240	2911439	\$4,430,000	01/05/18	\$290.68	LINE RETAIL	CC	1	Y	
065	020	783080	0034	2,680	2981706	\$1,050,000	04/05/19	\$391.79	CIRCLE K	CC	1	Y	
065	020	783080	0132	4,000	2981542	\$1,081,550	04/10/19	\$270.39	TASTE of EUROPE	CC-MU	1	Y	
065	020	914710	0155	8,380	3070821	\$1,700,000	08/24/20	\$202.86	DOWELL CO	GC-MU	3	Y	
065	020	917960	1225	2,940	2955115	\$1,150,000	09/25/18	\$391.16	A & N SALON & OTHER LINE RETAI	GC-MU	1	Y	
065	030	000660	0115	61,500	2910224	\$8,000,000	01/05/18	\$130.08	MORTENSON CONSTRUCTION & V	M2	3	Y	
065	030	024560	0030	1,529	2992900	\$480,000	06/04/19	\$313.93	APEX BUILDING	MHO	1	Y	
065	030	162206	9088	45,953	2986472	\$16,250,000	05/06/19	\$353.62	BANK OF AMERICA , WILDERNESS	CB	5	Y	

Improvement Sales for Area 065 with Sales Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	030	242204	9012	8,216	2981925	\$2,575,000	04/09/19	\$313.41	WILD WHEAT	DC	1	Y	
065	030	242204	9121	3,161	3070629	\$620,000	09/10/20	\$196.14	LAW OFFICE	DCE	1	Y	
065	030	242204	9151	8,444	3005457	\$950,000	08/16/19	\$112.51	KENT GYPSUM	DCE	1	Y	
065	030	261100	0100	9,993	3066873	\$2,150,000	08/18/20	\$215.15	SUNGLO GREENHOUSES	M2	1	Y	
065	030	261100	0130	23,835	3024483	\$4,600,000	12/04/19	\$192.99	AUTOMATIC PRODUCTS	M2	1	Y	
065	030	382800	0395	9,328	3062913	\$1,800,000	08/10/20	\$192.97	SUNRISE GLASS & CYCLE THERAF	CM-2	2	Y	
065	030	982570	0345	22,969	3026502	\$6,075,000	12/17/19	\$264.49	OFFICE/RETAIL	DCE	2	Y	
065	030	982570	0355	8,376	3051637	\$1,033,800	06/15/20	\$123.42	MELBOURNE BLDG	DCE	1	Y	
065	030	982570	0360	18,382	3008548	\$2,400,000	09/03/19	\$130.56	Wu-Siefa gym & Convinent Store	DCE	3	Y	
065	030	982570	1340	1,800	3052969	\$650,000	06/20/20	\$361.11	INSURANCE OFFICE	DCE	1	Y	
065	040	052205	9031	16,179	3022662	\$3,660,000	11/20/19	\$226.22	208TH STREET STATION	CC-MU	1	Y	
065	040	052205	9039	8,039	2932221	\$1,225,000	05/18/18	\$152.38	PANTHER LAKE PROFESSIONAL C	CC-MU	1	Y	
065	040	172205	9065	5,050	2986359	\$656,402	05/03/19	\$129.98	BENSON CENTER VET CLINIC	CC	1	Y	
065	040	172205	9165	10,000	3046559	\$2,525,000	05/07/20	\$252.50	LINE RETAIL	CC-MU	1	Y	
065	040	182205	9348	5,854	3054454	\$1,445,000	06/26/20	\$246.84	MONTESSORI PLUS SCHOOL	SR-6	1	Y	
065	040	202205	9068	1,920	2951924	\$630,000	09/10/18	\$328.13	SFR- Converted to Office	CC-MU	1	Y	
065	040	202205	9099	1,440	2941180	\$345,000	07/09/18	\$239.58	SFR Michael Carlin Painting	CC-MU	1	Y	
065	040	292205	9283	7,820	3088370	\$1,600,000	12/10/20	\$204.60	7-11 STORE	CC	2	Y	
065	050	024560	0050	1,511	3064734	\$480,000	08/14/20	\$317.67	APEX BUILDING	MHO	1	Y	
065	050	151591	0210	7,156	3020408	\$1,600,000	11/07/19	\$223.59	RUTHAVEN	R6	1	Y	
065	050	179633	0040	67,668	3009878	\$25,032,000	09/12/19	\$369.92	OFFICE BUILDING	MC	5	Y	
065	050	222205	9010	24,248	2913201	\$4,750,000	02/01/18	\$195.89	MERIDIAN PLACE	CC	1	Y	
065	050	282205	9074	4,380	3014908	\$1,018,500	09/17/19	\$232.53	SFR Converted to DAYCARE	CC	2	Y	
065	060	162206	9164	9,300	3073769	\$900,000	10/01/20	\$96.77	GYMNASTICS SCHOOL	REC	1	Y	
065	060	252206	9002	1,580	2955112	\$295,000	09/24/18	\$186.71	STORAGE GARAGE	NBP	2	Y	
065	060	252206	9031	3,340	2970239	\$448,900	01/10/19	\$134.40	BREMMEYER LOGGING COMP	NB	1	Y	
065	060	252206	9130	22,345	2959541	\$3,600,000	09/27/18	\$161.11	WAREHOUSE & OFFICE	RA5	1	Y	
065	060	282206	9079	6,400	2937860	\$1,310,000	06/19/18	\$204.69	Frontier Square	NB	2	26	Imp changed after sale; not in ratio
065	060	342206	9107	13,090	3094212	\$3,000,000	01/13/21	\$229.18	JUNIOR JUNKTION DAY CARE	R-6	3	Y	Sold in 2021
065	060	510540	0206	620	3081438	\$620,000	11/04/20	\$1,000.00	THE MAHALO'S 7 DINER	RA5	1	Y	
065	060	510540	0206	620	2950867	\$277,500	08/30/18	\$447.58	THE MAHALO'S 7 DINER	RA5	1	Y	
065	060	510840	0012	8,415	3091493	\$1,500,000	12/10/20	\$178.25	MAPLE VALLEY RED APPLE MKT	NB	1	Y	
065	060	510840	0012	8,415	2916914	\$1,300,000	02/27/18	\$154.49	MAPLE VALLEY RED APPLE MKT	NB	1	Y	
065	060	510840	0013	3,292	2990548	\$635,000	05/16/19	\$192.89	TORRES & HAROLDSON	NB	1	Y	

Vacant Sales for Area 065 with Sales Used

04/15/2021

Area	Nbhd.	Major	Min or	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	232204	9014	6,534	3006228	\$11,000	08/14/19	\$1.68	VACANT SFR AGRICULTURAL LAND	SR-1	1	Y	
065	010	346280	0075	206,100	2981566	\$4,972,084	04/10/19	\$24.12	VACANT INDUSTRIAL LAND	M1	1	Y	
065	010	383200	0400	34,753	2927543	\$350,000	04/27/18	\$10.07	VACANT COMMERCIAL LAND	GC-MU	2	Y	
065	020	132204	9001	58,358	3012742	\$1,590,000	09/26/19	\$27.25	VACANT INDUSTRIAL LAND	M1-C	2	Y	
065	020	982570	0285	16,200	2952432	\$650,000	09/12/18	\$40.12	PHOENIX BLDG- MAGGIE'S	DCE	1	Y	Sold with 3 tear down buildings
065	040	162205	9113	174,240	3026577	\$4,500,000	12/18/19	\$25.83	KENT EAST HILL NURSERY	NCC	1	Y	
065	040	202205	9061	191,046	2991332	\$1,958,857	05/29/19	\$10.25	VACANT LAND	CC-MU	1	Y	
065	040	202205	9061	191,046	2991331	\$1,730,260	05/29/19	\$9.06	VACANT LAND	CC-MU	1	Y	
065	040	783080	0431	35,962	2923611	\$515,000	04/03/18	\$14.32	VACANT	CC-MU	1	Y	
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	CC-MU	2	Y	
065	050	202206	9011	280,447	3005123	\$500,000	08/14/19	\$1.78	Vacant Land for future Tilt-up	RA5	1	Y	
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY	R6	4	Y	
065	050	302206	9014	666,686	3006046	\$4,250,000	08/20/19	\$6.37	VACANT LAND / TEAR DOWN (SPLIT ZONE)	MC	1	Y	
065	050	352205	9019	491,356	3012867	\$2,999,900	09/18/19	\$6.11	VACANT LAND	I	1	Y	
065	050	362205	9024	25,262	3015199	\$212,000	10/09/19	\$8.39	VACANT LAND	MHO	1	Y	
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	1	Y	
065	060	112106	9089	246,901	2928527	\$550,000	05/03/18	\$2.23	VACANT LAND	CC	2	Y	
065	060	162206	9008	159,865	2915115	\$3,600,000	02/15/18	\$22.52	TAMARACK EQUIP SALES	REC	1	Y	
065	060	162206	9030	103,237	2941509	\$1,150,000	07/10/18	\$11.14	VACANT LAND	CB	1	Y	
065	060	162206	9034	130,680	2944160	\$1,450,000	07/24/18	\$11.10	VACANT	CB	1	Y	
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	2	Y	
065	060	162206	9162	35,810	2924167	\$398,500	04/06/18	\$11.13	VACANT LAND	REC	1	Y	

Improvement Sales for Area 065 with Sales not Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	232204	9061	3,920	3094900	\$414,600	12/29/20	\$105.77	VACANT BUILDING - CONVENIENC	GC-MU	1	18	Quit claim deed
065	010	383200	0390	2,688	3004433	\$525,000	08/12/19	\$195.31	Law Offices of James Dore	GC-MU	1	51	Related party, friend, or neighbor
065	010	917960	1691	1,968	2924899	\$10	04/11/18	\$0.01	WESTERNCO DONUTS	GC-MU	1	24	Easement or right-of-way
065	010	982570	0121	3,010	2914319	\$431,001	01/23/18	\$143.19	RESTAURANT	DC	1	63	Sale price updated by sales id group
065	020	132204	9028	11,930	3070632	\$2,400,000	09/15/20	\$201.17	MARLATT FUNERAL HOME	GC-MU	2	51	Related party, friend, or neighbor
065	020	132204	9032	1,752	2927206	\$600,000	04/19/18	\$342.47	76 Station	GC-MU	2	23	Forced sale
065	020	172205	9178	5,980	2968755	\$1,100,000	12/20/18	\$183.95	SPRING GLEN ACADEMY	CC-MU	1	51	Related party, friend, or neighbor
065	020	182205	9250	6,000	3072141	\$1,650,000	09/23/20	\$275.00	STG WHSE	CM-1	2	15	No market exposure
065	020	282205	9108	1,720	2933133	\$350,000	05/25/18	\$203.49	FIRESIDE STOVE SHOP W/ WETLA	SR-6	1	51	Related party, friend, or neighbor
065	020	883040	0020	3,993	2933526	\$825,000	05/29/18	\$206.61	ASSOCIATED CHIROPRACTORS	CC-MU	1	15	No market exposure
065	020	917960	1670	2,031	3054884	\$1,100,000	06/29/20	\$541.61	EL SABOR	GC-MU	1	51	Related party, friend, or neighbor
065	030	000660	0016	33,694	3027891	\$5,450,000	12/26/19	\$161.75	PAC METAL INC	M2	2	51	Related party, friend, or neighbor
065	030	000660	0102	33,694	3027779	\$5,450,000	12/26/19	\$161.75	METALTEST	M2	2	51	Related party, friend, or neighbor
065	030	382800	0280	6,840	3071757	\$1,250,000	09/21/20	\$182.75	C J MARINE	CM-2	1	51	Related party, friend, or neighbor
065	040	052205	9202	2,680	2981707	\$5,000,000	04/05/19	\$1,865.67	7-ELEVEN	CC-MU	1	1	Personal property included
065	040	172205	9200	3,600	3030404	\$1,400,000	01/15/20	\$388.89	LINE RETAIL	CC-MU	1	51	Related party, friend, or neighbor
065	050	024560	0010	3,194	3034843	\$960,000	02/13/20	\$300.56	APEX BUILDING	MHO	2		No market exposure
065	050	236100	0070	10,080	2948897	\$2,300	08/10/18	\$0.23	WELDCO-BEALES	LI	1	24	Easement or right-of-way
065	050	236100	0075	23,640	2947703	\$300	07/16/18	\$0.01	WAREHOUSE	LI	1	24	Easement or right-of-way
065	050	236100	0075	23,640	2947702	\$1,755	07/16/18	\$0.07	WAREHOUSE	LI	1	24	Easement or right-of-way
065	050	242006	9344	18,900	2947701	\$1,670	07/16/18	\$0.09	INDUSTRIAL WAREHOUSE	LI	1	24	Easement or right-of-way
065	050	242006	9344	18,900	2947700	\$975	07/16/18	\$0.05	INDUSTRIAL WAREHOUSE	LI	1	24	Easement or right-of-way
065	050	242006	9551	8,880	2962108	\$26,600	10/29/18	\$3.00	RETAIL & APT	HCB	1	24	Easement or right-of-way
065	050	252205	9131	208,949	3036482	\$1,380	01/24/20	\$0.01	MULTICARE MEDICAL CENTER	MC	1	68	Non-gov't to gov't
065	050	252205	9270	7,897	2976566	\$3,155,740	02/27/19	\$399.61	FIRESTONE TIRES	MC	1	51	Related party, friend, or neighbor
065	050	302206	9053	0	3032949	\$42,874	01/21/20	\$0.00	VACANT LAND	MC	1	68	Non-gov't to gov't
065	050	302206	9090	0	2958621	\$10,100	10/23/18	\$0.00	VACANT	RCMU	1	56	Builder or developer sales
065	050	312206	9005	18,970	3041892	\$10,000	03/11/20	\$0.53	PEACE LUTHERAN CHURCH	RA5	1	68	Non-gov't to gov't
065	050	362205	9081	50,682	2920938	\$10	03/01/18	\$0.00	COVINGTON ELEM SCH	TC	1	24	Easement or right-of-way
065	050	362205	9081	50,682	2999388	\$3,945,033	07/12/19	\$77.84	COVINGTON ELEM SCH	TC	1	16	Gov't to gov't
065	050	362205	9120	1,404	3027678	\$1,916,667	12/23/19	\$1,365.15	76 CIRCLE K	GC	1	1	Personal property included
065	050	800610	0080	7,855	2948898	\$5,900	08/09/18	\$0.75	WHITE RIVER CREDIT UNION	HCB	1	24	Easement or right-of-way
065	060	162206	9040	0	3088305	\$10,000	11/24/20	\$0.00	GRAVEL MINING	REC	2	18	Quit claim deed
065	060	162206	9097	4,056	2973968	\$29,426	01/19/19	\$7.25	Dance Studio (Former Library)	CB	1	68	Non-gov't to gov't
065	060	292206	9014	13,947	3054836	\$6,425	06/15/20	\$0.46	CAMP MCCULLOUGH	R4	1	68	Non-gov't to gov't
065	060	292206	9123	336	3031673	\$7,900	12/03/19	\$23.51	WATER TANKS	R4	1	63	Sale price updated by sales id group
065	060	292206	9123	336	3052205	\$600	05/26/20	\$1.79	WATER TANKS	R4	1	63	Sale price updated by sales id group
065	060	292206	9124	0	3052489	\$36,995	05/20/20	\$0.00	POWER SUB STATION	R4	1	63	Sale price updated by sales id group

Vacant Sales for Area 065 with Sales not Used

04/16/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	232204	9096	356,563	3041316	\$4,353,659	03/27/20	\$12.21	VACANT COMMERCIAL LAND	GC-MU	3	67	Gov't to non-gov't
065	010	543620	0841	3,156	3044907	\$15,300	03/17/20	\$4.85	VACANT MFR LAND	MR-M	1	67	Gov't to non-gov't
065	010	543620	0851	3,273	3056501	\$70,000	06/28/20	\$21.39	VACANT MFR LAND	MR-M	1	68	Non-gov't to gov't
065	020	072205	9030	17,229	2935377	\$4,000	05/14/18	\$0.23	VACANT MFR LAND	MR-G	1	67	Gov't to non-gov't
065	020	242204	9097	303,612	3001257	\$200,000	07/23/19	\$0.66	PUGET POWER - OPERATING PROP	DCE	2	68	Non-gov't to gov't
065	030	917960	0200	7,200	3020241	\$115,200	11/05/19	\$16.00	VACANT LAND	DCE	1	63	Sale price updated by sales id group
065	040	202205	9061	191,046	3035197	\$1,901,250	01/31/20	\$9.95	VACANT LAND	CC-MU	1	51	Related party, friend, or neighbor
065	040	202205	9061	191,046	3063519	\$8,193,485	08/07/20	\$42.89	VACANT LAND	CC-MU	1	31	Exempt from excise tax
065	050	212205	9155	6,750	2951944	\$15,000	07/20/18	\$2.22	VACANT	CC	1	52	Statement to dor
065	050	272205	9053	36,900	3050298	\$400,000	06/03/20	\$10.84	VACANT LAND	CC	1	57	Selling or buying costs affecting sa
065	050	302206	9091	105,182	3027818	\$22,500	11/15/19	\$0.21	Vacant	R8	1	63	Sale price updated by sales id group
065	050	352205	9019	2,654,939	3013119	\$100	09/26/19	\$0.00	VACANT LAND	I	4	18	Quit claim deed
065	050	352205	9019	491,356	2947215	\$412,000	08/10/18	\$0.84	VACANT LAND	I	1	67	Gov't to non-gov't
065	050	362205	9031	5,140	3034704	\$65,000	02/17/20	\$12.65	170xx SE Wax Rd. 98042	TC	1	68	Non-gov't to gov't
065	050	362205	9204	3,279	3020181	\$3,126	11/05/19	\$0.95	VACANT EASEMENT	TC	1	67	Gov't to non-gov't
065	050	362205	9204	3,279	3059627	\$5,000	07/24/20	\$1.52	VACANT EASEMENT	TC	1	24	Easement or right-of-way
065	060	162206	9023	336,491	2965710	\$4,100,000	12/10/18	\$12.18	VACANT LAND	R-24	1	56	Builder or developer sales

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	332205	9017	12431 SE 286TH PL AUBURN 98030
65	50	032205	9054	
65	50	032205	9054	
65	50	332205	9017	12431 SE 286TH PL AUBURN 98030
65	50	076600	0030	27015 169TH PL SE COVINGTON
65	50	032205	9054	
65	50	076600	0150	27005 168TH PL SE COVINGTON 98042
65	50	151591	0210	15843 SE 256TH ST COVINGTON 98042
65	50	151591	0210	15843 SE 256TH ST COVINGTON 98042
65	50	179633	0010	27111 167TH PL SE COVINGTON 98042
65	50	179633	0010	27111 167TH PL SE COVINGTON 98042
65	50	179633	0020	27116 167TH PL SE COVINGTON 98042
65	50	179633	0030	27112 167TH PL SE COVINGTON 98042
65	50	092205	9107	
65	50	179633	0040	16720 SE 271ST ST COVINGTON 98042
65	50	182206	9168	18230 SE 240TH ST
65	50	232205	9022	16400 SE 256TH ST COVINGTON
65	50	232205	9022	16400 SE 256TH ST COVINGTON
65	50	232205	9022	16400 SE 256TH ST COVINGTON
65	50	242205	9053	25512 176TH AVE SE COVINGTON 98042
65	50	242205	9053	25512 176TH AVE SE COVINGTON 98042
65	50	242205	9063	25225 180TH AVE SE COVINGTON 98042
65	50	242205	9064	17820 SE 256TH ST COVINGTON
65	50	242205	9110	17310 SE 256TH ST COVINGTON 98042
65	50	242205	9168	16400 SE 251ST ST COVINGTON 98042
65	50	252205	9006	25800 164TH AVE SE COVINGTON 98042
65	50	252205	9006	25800 164TH AVE SE COVINGTON 98042
65	50	252205	9012	17121 SE 270TH PL COVINGTON 98042
65	50	252205	9012	17125 SE 270TH PL COVINGTON
65	50	252205	9015	27125 174TH PL SE COVINGTON
65	50	252205	9015	27125 174TH PL SE COVINGTON
65	50	252205	9015	17410 SE 272ND ST COVINGTON 98042
65	50	252205	9021	26106 164TH AVE SE COVINGTON 98042
65	50	252205	9032	17450 SE 272ND ST COVINGTON 98042
65	50	252205	9036	17335 SE 272ND ST COVINGTON
65	50	252205	9036	17335 SE 272ND ST COVINGTON
65	50	252205	9037	17224 SE 272ND ST COVINGTON 98042
65	50	252205	9086	17203 SE 270TH PL COVINGTON 98042
65	50	252205	9092	26201 180TH AVE SE COVINGTON 98042
65	50	252205	9092	26201 180TH AVE SE COVINGTON 98042
65	50	252205	9092	26201 180TH AVE SE COVINGTON 98042

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	252205	9094	16850 SE 272ND ST COVINGTON 98042
65	50	252205	9096	27100 164TH AVE SE COVINGTON 98042
65	50	252205	9130	17600 SE 272ND ST COVINGTON 98042
65	50	252205	9131	17700 SE 272ND ST COVINGTON 98042
65	50	252205	9131	17700 SE 272ND ST COVINGTON
65	50	252205	9131	17700 SE 272ND ST COVINGTON
65	50	252205	9131	17700 SE 272ND ST COVINGTON
65	50	252205	9204	27130 172ND AVE SE COVINGTON 98042
65	50	252205	9243	17414 SE 272ND ST COVINGTON 98042
65	50	252205	9244	27250 174TH PL SE COVINGTON 98042
65	50	252205	9245	27120 174TH PL SE COVINGTON 98042
65	50	252205	9259	16913 SE 270TH PL COVINGTON 98042
65	50	252205	9259	16929 SE 270TH PL COVINGTON 98042
65	50	252205	9259	17017 SE 270TH PL COVINGTON 98042
65	50	252205	9259	17115 SE 270TH PL COVINGTON
65	50	252205	9270	17540 SE WAX RD COVINGTON
65	50	252205	9271	17300 SE 270TH PL COVINGTON
65	50	254240	0030	16908 SE 269TH PL COVINGTON
65	50	262205	9027	16255 SE 256TH ST COVINGTON 98042
65	50	262205	9027	16255 SE 256TH ST COVINGTON 98042
65	50	262205	9027	16255 SE 256TH ST COVINGTON 98042
65	50	262205	9038	16238 SE 272ND ST COVINGTON 98042
65	50	262205	9038	16238 SE 272ND ST COVINGTON 98042
65	50	262205	9074	16204 SE 272ND ST COVINGTON 98042
65	50	262205	9123	26223 164TH AVE SE COVINGTON 98042
65	50	262205	9123	26223 164TH AVE SE COVINGTON 98042
65	50	262205	9154	27023 164TH AVE SE COVINGTON 98042
65	50	262205	9168	25810 156TH AVE SE COVINGTON 98042
65	50	262205	9168	25810 156TH AVE SE COVINGTON 98042
65	50	262205	9168	25810 156TH AVE SE COVINGTON 98042
65	50	262205	9168	25810 156TH AVE SE COVINGTON 98042
65	50	292206	9030	19640 SE 272ND ST COVINGTON 98042
65	50	302206	9001	18808 SE 256TH ST COVINGTON 98042
65	50	302206	9001	18808 SE 256TH ST COVINGTON 98042
65	50	302206	9001	18808 SE 256TH ST COVINGTON 98042
65	50	302206	9001	18808 SE 252ND ST COVINGTON
65	50	302206	9014	26810 180TH AVE SE COVINGTON 98042
65	50	302206	9029	26915 186TH AVE SE COVINGTON 98042
65	50	302206	9050	26612 TIMBERLANE WAY SE COVINGTON 98042
65	50	352205	9004	27825 COVINGTON WAY SE COVINGTON 98042

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	352205	9004	27825 COVINGTON WAY SE COVINGTON 98042
65	50	252205	9036	
65	50	252205	9036	
65	50	252205	9036	
65	50	252205	9036	
65	50	352205	9004	27825 COVINGTON WAY SE COVINGTON 98042
65	50	352205	9074	27222 COVINGTON WAY SE COVINGTON 98042
65	50	352205	9074	27222 COVINGTON WAY SE COVINGTON 98042
65	50	352205	9179	16263 SE 272ND ST COVINGTON 98042
65	50	352205	9190	27339 COVINGTON WAY SE COVINGTON
65	50	252205	9092	
65	50	352205	9190	27339 COVINGTON WAY SE COVINGTON
65	50	352205	9190	27339 COVINGTON WAY SE COVINGTON
65	50	352205	9190	27339 COVINGTON WAY SE COVINGTON
65	50	352205	9225	
65	50	362205	9010	28401 COVINGTON WAY SE COVINGTON 98042
65	50	362205	9010	28401 COVINGTON WAY SE COVINGTON 98042
65	50	362205	9010	28401 COVINGTON WAY SE COVINGTON 98042
65	50	362205	9010	28401 COVINGTON WAY SE COVINGTON 98042
65	50	362205	9010	28401 COVINGTON WAY SE COVINGTON 98042
65	50	362205	9027	16783 SE 272ND ST COVINGTON 98042
65	50	362205	9036	16846 SE WAX RD COVINGTON 98042
65	50	362205	9037	17601 SE 272ND ST COVINGTON 98042
65	50	362205	9042	17307 SE 272ND ST COVINGTON 98042
65	50	362205	9042	17307 SE 272ND ST COVINGTON 98042
65	50	362205	9044	17621 SE 272ND ST COVINGTON 98042
65	50	362205	9044	17621 SE 272ND ST COVINGTON 98042
65	50	362205	9044	17621 SE 272ND ST COVINGTON 98042
65	50	362205	9048	17235 SE 272ND ST COVINGTON 98042
65	50	362205	9048	17235 SE 272ND ST COVINGTON 98042
65	50	362205	9048	17235 SE 272ND ST COVINGTON 98042
65	50	362205	9051	17281 SE WAX RD COVINGTON 98042
65	50	362205	9053	17244 SE WAX RD COVINGTON 98042
65	50	362205	9054	17216 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9059	17455 SE WAX RD COVINGTON 98042
65	50	362205	9061	27245 172ND AVE SE COVINGTON 98042

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	362205	9062	17709 SE 272ND ST COVINGTON 98042
65	50	362205	9064	17615 SE 272ND ST COVINGTON 98042
65	50	362205	9074	16717 SE 272ND ST COVINGTON
65	50	362205	9079	17040 SE WAX RD COVINGTON 98042
65	50	362205	9080	17018 SE WAX RD COVINGTON 98042
65	50	362205	9104	17429 SE WAX RD COVINGTON 98042
65	50	362205	9120	16405 SE 272ND ST COVINGTON 98042
65	50	362205	9120	16405 SE 272ND ST COVINGTON 98042
65	50	362205	9156	17407 SE WAX RD COVINGTON 98042
65	50	362205	9169	17032 SE WAX RD COVINGTON 98042
65	50	362205	9174	17224 SE WAX RD COVINGTON 98042
65	50	262205	9168	25810 156TH AVE SE COVINGTON
65	50	362205	9175	17214 SE 275TH ST COVINGTON 98042
65	50	362205	9182	16850 SE WAX RD COVINGTON 98042
65	50	362205	9186	27500 168TH PL SE COVINGTON
65	50	362205	9195	17051 SE 272ND ST COVINGTON 98042
65	50	362205	9207	27240 168TH PL SE COVINGTON
65	50	272205	9062	
65	50	362205	9207	27240 168TH PL SE COVINGTON
65	50	362205	9207	27240 168TH PL SE COVINGTON
65	50	378040	0010	27022 176TH PL SE COVINGTON
65	50	378040	0110	27013 176TH PL SE COVINGTON 98042
65	50	378040	0120	27019 176TH PL SE COVINGTON 98042
65	50	032205	9054	13426 SE 208TH ST KENT 98042
65	50	032205	9054	13426 SE 208TH ST KENT 98042
65	50	032205	9054	13426 SE 208TH ST KENT 98042
65	50	032205	9054	13426 SE 208TH ST KENT 98042
65	50	042205	9014	12430 SE 208TH ST KENT 98031
65	50	042205	9014	12430 SE 208TH ST KENT 98031
65	50	042205	9095	20717 132ND AVE SE KENT
65	50	092205	9107	12651 SE 218TH PL KENT 98031
65	50	282205	9164	
65	50	282205	9164	
65	50	092205	9107	12651 SE 218TH PL KENT 98031
65	50	102205	9083	21006 132ND AVE SE KENT 98042
65	50	282205	9183	
65	50	102205	9083	21006 132ND AVE SE KENT 98042
65	50	282205	9203	
65	50	102205	9180	22300 132ND AVE SE KENT 98042
65	50	162205	9018	13106 SE 240TH ST KENT 98031
65	50	162205	9018	13106 SE 240TH ST KENT 98031

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	162205	9101	12520 SE 240TH ST KENT
65	50	162205	9101	12520 SE 240TH ST KENT
65	50	162205	9101	12520 SE 240TH ST KENT 98031
65	50	162205	9101	12520 SE 240TH ST KENT 98031
65	50	162205	9116	13122 SE 240TH ST KENT 98031
65	50	162205	9132	23907 132ND AVE NE KENT 98042
65	50	302206	9052	26708 180TH AVE SE COVINGTON 98042
65	50	162205	9132	23907 132ND AVE NE KENT 98042
65	50	162205	9132	23907 132ND AVE NE KENT 98042
65	50	212205	9018	12711 SE 248TH ST KENT 98030
65	50	212205	9018	12711 SE 248TH ST KENT 98030
65	50	212205	9059	25115 132ND AVE SE KENT 98042
65	50	212205	9059	25115 132ND AVE SE KENT 98042
65	50	312206	9056	28700 191ST PL SE KING COUNTY 98042
65	50	212205	9132	
65	50	212205	9154	13131 SE 240TH ST KENT 98030
65	50	212205	9156	24035 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	212205	9172	25105 132ND AVE SE KENT 98042
65	50	222205	9010	13215 SE 240TH ST KENT 98042
65	50	222205	9010	13215 SE 240TH ST KENT 98042
65	50	222205	9010	13215 SE 240TH ST KENT 98042
65	50	222205	9053	24116 132ND AVE SE KENT 98042
65	50	222205	9061	24220 132ND AVE SE KENT 98042
65	50	222205	9071	24260 132ND AVE SE KENT 98042
65	50	262205	9020	15232 SE 272ND ST KENT 98042
65	50	262205	9064	15220 SE 272ND ST KENT 98042
65	50	262205	9064	15220 SE 272ND ST KENT 98042
65	50	262205	9067	15242 SE 272ND ST KENT 98042
65	50	262205	9091	15326 SE 272ND ST KENT 98042
65	50	262205	9100	15422 SE 272ND ST KENT
65	50	262205	9110	15460 SE 272ND ST KENT 98042
65	50	262205	9144	27117 152ND AVE SE KENT 98042
65	50	262205	9144	27117 152ND AVE SE KENT 98042
65	50	272205	9003	25636 140TH AVE SE KENT 98042
65	50	272205	9003	25636 140TH AVE SE KENT 98042

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	272205	9003	25636 140TH AVE SE KENT 98042
65	50	272205	9062	25621 140TH AVE SE KENT 98042
65	50	272205	9062	25621 140TH AVE SE KENT 98042
65	50	272205	9161	25620 140TH AVE SE KENT 98042
65	50	272205	9161	25620 140TH AVE SE KENT 98042
65	50	272205	9167	13240 SE KENT-KANGLEY RD KENT 98042
65	50	272205	9173	27112 132ND AVE SE KENT 98042
65	50	272205	9220	14422 SE 260TH ST KENT 98042
65	50	272205	9220	14422 SE 260TH ST KENT 98042
65	50	282205	9003	12817 SE 256TH ST KENT 98030
65	50	282205	9074	12808 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9113	12901 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9118	12819 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9118	12819 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9122	12818 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9125	12911 SE KENT-KANGLEY RD KENT 98030
65	50	282205	9183	25650 124TH AVE SE KENT 98030
65	50	282205	9183	25650 124TH AVE SE KENT 98030
65	50	282205	9203	13130 KENT-KANGLEY RD KENT 98030
65	50	362205	9010	
65	50	282205	9344	12925 SE KENT-KANGLEY RD KENT
65	50	332205	9205	13003 SE KENT-KANGLEY RD KENT 98030
65	50	332205	9206	13121 SE KENT-KANGLEY RD KENT
65	50	332205	9222	
65	50	362205	9010	
65	50	362205	9010	
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28436 132ND AVE SE KENT 98042
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9031	28606 132ND AVE SE KENT
65	50	342205	9036	27641 144TH AVE SE KENT 98042
65	50	342205	9036	27641 144TH AVE SE KENT 98042
65	50	342205	9074	14719 SE 272ND ST KENT 98042
65	50	342205	9098	14608 SE 288TH ST KENT
65	50	352205	9053	15209 SE 272ND ST KENT 98042
65	50	352205	9056	27304 152ND AVE SE KENT

65-50 PHYSICAL INSPECTION 2021

GeoArea	GeoNbhd	Major	Minor	Address
65	50	352205	9111	15215 SE 272ND ST KENT 98042
65	50	352205	9111	15215 SE 272ND ST KENT 98042
65	50	352205	9134	15323 SE 272ND ST KENT 98042
65	50	352205	9134	15323 SE 272ND ST KENT 98042
65	50	352205	9154	27924 152ND AVE SE KENT 98042
65	50	352205	9154	27924 152ND AVE SE KENT 98042
65	50	352205	9154	27924 152ND AVE SE KENT 98042
65	50	352205	9154	27918 152ND AVE SE KENT 98042
65	50	352205	9180	15635 SE 272ND ST KENT 98042
65	50	352205	9180	15635 SE 272ND ST KENT 98042
65	50	352205	9217	27221 156TH AVE SE KENT 98042
65	50	352205	9217	27221 156TH AVE SE KENT 98042
65	50	352205	9217	27221 156TH AVE SE KENT 98042
65	50	679220	0010	13204 SE KENT-KANGLEY RD KENT
65	50	716220	0026	15423 SE 272ND ST KENT 98042
65	50	761410	0130	14411 SE 272ND ST KENT 98042
65	50	761410	0130	14411 SE 272ND ST KENT 98042
65	50	761410	0130	14411 SE 272ND ST KENT 98042
65	50	182206	9011	18300 SE 240TH ST KING COUNTY 98042
65	50	182206	9090	19320 SE 240TH ST KING COUNTY 98042
65	50	182206	9090	19320 SE 240TH ST KING COUNTY 98042
65	50	202206	9007	19909 SE WAX RD KING COUNTY 98038
65	50	202206	9011	19835 SE 240TH ST KING COUNTY 98038
65	50	202206	9011	19835 SE 240TH ST KING COUNTY 98038
65	50	232205	9018	25000 156TH AVE SE KING COUNTY 98042
65	50	312206	9005	18615 SE 272ND ST KING COUNTY 98042
65	50	312206	9005	18615 SE 272ND ST KING COUNTY 98042
65	50	312206	9005	18615 SE 272ND ST KING COUNTY 98042
65	50	312206	9026	19001 SE 272ND ST KING COUNTY 98042
65	50	312206	9026	19001 SE 272ND ST KING COUNTY 98042
65	50	312206	9032	19251 SE 272ND ST KING COUNTY 98042
65	50	312206	9090	19001 SE 272ND ST KING COUNTY
65	50	362205	9066	28454 168TH AVE SE KING COUNTY 98042
65	50	362205	9066	28454 168TH AVE SE KING COUNTY 98042
65	50	865144	3620	18401 SE 262ND PL COVINGTON 98042

Improvement Sales for Area 070 with Sales Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	005	000320	0011	15,000	2932106	\$3,200,000	05/25/18	\$213.33	6450 Building	O	1	Y	
070	005	336590	1881	82,537	3040974	\$13,450,000	03/25/20	\$162.96	Fairway Center	C/LI	1	Y	
070	010	085020	0070	20,066	2909727	\$2,775,050	01/03/18	\$138.30	BLACKRIVER CENTRAL CONDOMINIUM	IM	1	Y	
070	010	192305	9038	1,242	3030036	\$700,000	01/15/20	\$563.61	A-1 AUTO MOVERS	CA	1	Y	
070	010	214610	0012	78,860	2955315	\$10,020,000	10/01/18	\$127.06	Orca Bay	IM	1	Y	
070	010	217200	0665	3,280	3044211	\$1,250,000	04/22/20	\$381.10	HAVE A HEART MARIJUANA	CB	1	Y	
070	010	242304	9025	4,196	3034153	\$1,320,000	02/18/20	\$314.59	STATE EMISSION TEST FACILITY	IM	1	Y	
070	010	334040	4890	2,280	2950535	\$550,000	08/30/18	\$241.23	King Ocean Seafood	IM	1	Y	
070	010	334040	5005	2,800	2909559	\$825,000	01/02/18	\$294.64	ENVISION	IM	3	34	Use-change after sale; not in ratio
070	010	334040	6625	44,000	3091372	\$10,950,015	12/24/20	\$248.86	CUMMINS NORTHWEST DIESEL	IM	1	Y	
070	010	918800	0010	37,583	2922855	\$5,400,000	03/28/18	\$143.68	Witt Company	IM	1	Y	
070	010	918800	0152	21,663	3007740	\$5,370,000	08/26/19	\$247.89	OAKESDALE CENTER - BLDG A	CO	1	Y	
070	015	000140	0023	28,574	3011101	\$5,175,000	09/10/19	\$181.11	SUMMIT SUPPLY	I	1	Y	
070	015	023100	0022	4,161	3027227	\$650,000	12/23/19	\$156.21	STORAGE WAREHOUSE	CBSO	1	Y	
070	015	023200	0072	5,438	2990964	\$900,000	05/23/19	\$165.50	SKYWAY NAILS/FULL GOSPELDEL	CBSO	1	Y	
070	015	037200	0115	6,440	2959772	\$1,010,000	10/30/18	\$156.83	LAKE THAI CUISINE/APARTMENTS	CB	1	Y	
070	015	118000	2795	2,602	2922049	\$750,000	03/19/18	\$288.24	MZTWIST SALON/APARTMENTS	CBP	1	Y	
070	015	217200	0660	1,500	3018399	\$775,000	10/28/19	\$516.67	SOUND FENCE CO.	CB	1	Y	
070	015	413680	0210	4,860	3007141	\$1,350,000	08/24/19	\$277.78	MULTI-TENANT OFFICE	CB	1	Y	
070	015	420240	1400	12,800	3026800	\$2,615,000	12/16/19	\$204.30	MULTI-TENANT LINE RETAIL	CA	1	Y	
070	020	150580	0010	3,094	2917489	\$628,000	02/21/18	\$202.97	CENTURY 321 PLAZA CONDOMINIUM	CD	1	Y	
070	020	182305	9112	3,586	2968105	\$750,000	12/23/18	\$209.15	RENTON VETERINARY HOSPITAL	CA	1	Y	
070	020	569600	0215	5,600	2923397	\$585,000	03/28/18	\$104.46	RENTON MUSC UNION #360	CD	2	Y	
070	020	722930	0055	3,100	3049666	\$670,000	05/27/20	\$216.13	GREEN EARTH HEALTH FOODS	CA	1	Y	
070	020	722930	0073	2,440	3010024	\$525,000	09/09/19	\$215.16	LOVES LANDING BAR & GRILL	CA	1	Y	
070	020	722930	0075	1,200	2928445	\$375,000	04/26/18	\$312.50	Hilite Seafood	CA	1	Y	
070	020	722930	0615	3,647	2961962	\$550,000	11/10/18	\$150.81	THOMAS AUTO REBUILD	CD	1	Y	
070	020	723150	1155	2,808	2930239	\$499,000	05/07/18	\$177.71	South Seas Market	CD	1	Y	
070	020	723150	1215	2,758	2954704	\$499,000	09/28/18	\$180.93	martial arts studio	CD	1	Y	
070	020	723150	2220	8,366	2981078	\$1,000,000	04/05/19	\$119.53	OFFICE BLDG	CD	1	Y	
070	020	783980	0035	3,000	2988274	\$560,000	05/13/19	\$186.67	WHY TOO	CD	1	Y	
070	020	784080	0165	2,176	2922568	\$425,000	03/29/18	\$195.31	LAW OFFICE	R-14	2	Y	
070	030	022310	0033	18,786	3069531	\$3,525,000	09/07/20	\$187.64	MIDWEST SIGN & SCREEN PRINTING	TUC-TOD	1	Y	
070	030	262304	9095	71,216	2924780	\$9,750,000	04/16/18	\$136.91	MOE'S HOME COLLECTION	TUC-WP	1	Y	
070	030	352304	9070	79,453	2977464	\$11,300,000	03/14/19	\$142.22	WAREHOUSE (Port Plastics)	TUC-WP	4	Y	
070	030	352304	9095	50,208	2916405	\$7,900,000	02/09/18	\$157.35	PARR Cabinet Outlet	TUC-WP	2	Y	
070	030	352304	9107	24,714	3000075	\$8,500,000	07/15/19	\$343.93	MACY'S FURNITURE	TUC-CC	1	Y	
070	030	537920	0310	22,486	2970534	\$4,050,000	01/07/19	\$180.11	VACANT RETAIL BUILDING	TUC-CC	1	Y	

Improvement Sales for Area 070 with Sales Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	030	788880	0098	12,266	2929348	\$1,760,000	05/09/18	\$143.49	Rivers Edge Business Park - Bldg 1	M1	1	Y	
070	030	788880	0099	15,402	3086021	\$2,600,000	11/20/20	\$168.81	Rivers Edge Business Park - Bldg 2	M1	1	Y	
070	030	788880	0170	46,742	3024190	\$8,200,000	12/04/19	\$175.43	AUTOMATIC PRODUCTS	M1	1	Y	
070	030	788880	0190	23,224	2985211	\$3,130,000	04/30/19	\$134.77	Larkin/Precision	M1	1	Y	
070	030	788880	0200	27,237	2912748	\$3,601,628	01/25/18	\$132.23	Graphic Solutions	M1	1	Y	
070	030	788880	0580	45,779	2921889	\$8,282,000	03/20/18	\$180.91	WESTERN ENERGY	M1	1	Y	
070	030	788890	0150	15,000	2950679	\$2,875,000	08/24/18	\$191.67	Saybolt/Innovation Cuisine	C/LI	1	Y	
070	030	883650	0070	55,693	3085010	\$9,800,000	11/19/20	\$175.96	SAFEWORKS BUILDING	TUC-WP	1	Y	
070	030	928614	0080	39,826	2909485	\$5,625,000	01/04/18	\$141.24	G & W Flooring	M1-C	1	Y	
070	040	000020	0042	63,000	3003343	\$9,796,500	08/02/19	\$155.50	VACANT BUILDING	M1	1	Y	
070	040	000580	0034	16,000	3073212	\$3,000,000	09/14/20	\$187.50	ACT 3 CATERING	TUC-TOD	1	Y	
070	040	125379	0020	79,908	2946605	\$11,300,000	08/09/18	\$141.41	BRADY INTERNATIONAL HARDWO	IH	1	Y	
070	040	125380	0015	42,630	2928848	\$5,950,000	05/03/18	\$139.57	SOUND BUILDING SUPPLY	IM	1	Y	
070	040	125380	0020	31,185	2946764	\$5,350,000	08/10/18	\$171.56	UNITED TILE	IH	1	Y	
070	040	125380	0034	25,000	3006081	\$5,500,000	08/19/19	\$220.00	YALE BUILDING	IH	2	Y	
070	040	125380	0050	50,660	3032459	\$12,337,920	01/28/20	\$243.54	MIDWEST MOTOR FREIGHT/XPO L	IH	2	Y	
070	040	252304	9084	5,985	3046232	\$1,500,000	05/08/20	\$250.63	FINE DESIGNS	C/LI	1	Y	
070	040	302305	9082	8,460	3012706	\$3,000,000	09/27/19	\$354.61	Vacant Restaurant	CA	1	Y	
070	040	302305	9118	8,002	3041404	\$3,860,000	03/31/20	\$482.38	FORTUNE POKER	CA	1	Y	
070	040	302305	9132	10,405	2951698	\$2,425,000	09/06/18	\$233.06	Strada Da Valle	CA	1	Y	
070	040	302305	9133	15,715	2927620	\$3,550,000	04/30/18	\$225.90	Strada Da Valle	CA	1	Y	
070	040	312305	9014	14,400	3028349	\$6,090,000	12/20/19	\$422.92	HARBOR FREIGHT TOOLS	GC	1	Y	
070	040	312305	9032	14,430	3037955	\$3,490,000	03/06/20	\$241.86	SERVICE KING COLLISION REPAIR	CO	1	Y	
070	040	312305	9092	21,117	3066946	\$3,050,000	08/28/20	\$144.43	VALLEY 3900 BUILDING	CA	1	Y	
070	040	334040	3146	2,208	3001852	\$350,000	07/17/19	\$158.51	KING KLEANING & DYE CO	IM	1	Y	
070	040	362304	9050	11,000	2961784	\$1,540,000	11/05/18	\$140.00	BARCLAY SEAFOOD & MEAT COMI	M2	2	Y	
070	040	362304	9057	36,420	3089283	\$11,250,000	12/14/20	\$308.90	UNITED RENTALS	C/LI	1	Y	
070	040	362304	9099	18,220	2986948	\$2,700,000	05/08/19	\$148.19	HARRISON EQUIPMENT	M2	1	Y	
070	040	883660	0100	59,000	3005416	\$10,800,000	08/15/19	\$183.05	PACIFIC WEST BUSINESS CENTER	M2	1	Y	
070	040	883660	0102	22,500	3029276	\$3,800,000	01/03/20	\$168.89	WHSE	M2	1	Y	
070	040	883660	0160	72,500	2957866	\$11,920,000	10/18/18	\$164.41	WEST VALLEY DISTRIBUTION CEN	M1	1	Y	
070	050	012204	9053	18,998	2997086	\$6,600,000	06/25/19	\$347.40	LATITUDE CENTER	M1	1	Y	
070	050	062205	9004	30,000	2924783	\$4,750,000	04/16/18	\$158.33	ALLIED LUMBER SUPPLIES	M2	2	Y	
070	050	112204	9079	63,546	3069427	\$13,485,000	09/14/20	\$212.21	Lazy Boy Warehouse	M1-C	1	Y	
070	050	122204	9007	15,278	3023852	\$3,225,000	12/04/19	\$211.09	CRICKET BUILDING	M1-C	1	Y	
070	050	122204	9044	1,152	2967543	\$1,685,000	12/12/18	\$1,462.67	76/CIRCLE K	M1	1	Y	
070	050	122204	9067	94,225	3026560	\$17,755,000	12/19/19	\$188.43	NW HARVEST	M1	1	Y	
070	050	122204	9095	5,848	2958427	\$1,072,500	10/16/18	\$183.40	SUPERIOR STEEL & IRONWORK	M1-C	1	Y	

Improvement Sales for Area 070 with Sales Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	050	132204	9194	38,540	3085251	\$8,370,000	11/24/20	\$217.18	MCDONALD - KOMATSU	M3	1	Y	
070	050	132204	9342	57,893	3090492	\$14,226,015	12/18/20	\$245.73	PACIFIC DETROIT DIESEL	M1	1	Y	
070	050	142204	9027	10,070	2954746	\$1,720,000	09/18/18	\$170.80	Tandem Electric	M1	1	Y	
070	050	383000	0014	1,920	3031918	\$530,000	01/27/20	\$276.04	Happy Nails Nail Salon (converted SF	M1-C	1	Y	
070	050	383000	0063	33,634	3027845	\$7,125,000	12/30/19	\$211.84	ADVANCED LADDERS/FIRESIDE H	M3	2	Y	
070	050	383090	0060	47,890	2972042	\$5,900,000	01/28/19	\$123.20	PACIFIC METALS	M3	2	Y	
070	050	383090	0260	15,000	3069255	\$2,500,000	09/14/20	\$166.67	INDEPENDENT DEALER ACCESSO	M3	1	Y	
070	050	619540	0180	23,373	3024746	\$4,030,000	11/27/19	\$172.42	INSULATION CONTRACTORS	M1	1	Y	
070	050	631500	0280	39,500	3012793	\$5,500,000	09/27/19	\$139.24	PRIME WINE & SPIRITS	M2	1	Y	
070	050	631500	0280	39,500	2918134	\$5,380,000	03/01/18	\$136.20	PRIME WINE & SPIRITS	M2	1	Y	
070	050	775780	0044	16,400	3010222	\$3,000,000	09/13/19	\$182.93	APPLIED INDUSTRIAL TECHNOLOC	M1-C	1	Y	
070	050	775980	0022	14,772	2989484	\$2,250,000	05/22/19	\$152.32	J P FRANCIS & ASSOC	M1-C	1	Y	
070	050	887980	0030	26,805	2970546	\$4,712,500	01/17/19	\$175.81	VACANT INDUSTRIAL BUILDING	M1-C	1	Y	
070	050	887980	0040	33,005	2954278	\$4,000,000	09/21/18	\$121.19	C R LAURENCE	M1	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	1	Y	
070	005	336590	0830	73,500	3027322	\$3,000,000	12/17/19	\$40.82	Horizon Ford Office	RCM	4	Y	
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEAR	C/LI	5	Y	
070	010	000720	0123	15,007	2957869	\$715,000	10/09/18	\$47.64	Retail appliance store	CA	2	Y	
070	010	334040	4945	6,482	2941943	\$155,000	07/02/18	\$23.91	VACANT LAND	IM	1	Y	
070	015	000140	0012	18,552	2958322	\$97,700	10/19/18	\$5.27	VACANT MFR LAND (PARKING)	R24	1	Y	
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	1	Y	
070	015	214480	0285	180,827	2912742	\$1,350,000	01/25/18	\$7.47	VACANT MFR LAND	R-14	5	Y	
070	015	217200	0685	55,860	2920213	\$200,000	03/20/18	\$3.58	VACANT MFR LAND	R24	1	Y	
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	2	Y	
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	2	Y	
070	020	172305	9069	21,100	2929797	\$592,000	05/04/18	\$28.06	VACANT LAND	CD	1	Y	
070	020	172305	9136	21,300	2929798	\$598,000	05/01/18	\$28.08	4 PLEX	R-14	1	Y	
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4	Y	
070	020	182305	9115	16,330	2929796	\$466,000	05/01/18	\$28.54	Vacant Land	CD	2	Y	
070	020	722930	0580	16,000	2966671	\$775,000	12/13/18	\$48.44	VACANT LAND	CA	1	Y	
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	2	Y	
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	1	Y	
070	030	022204	9075	2,466,993	3029337	\$60,000,000	01/08/20	\$24.32	VACANT LAND	M1	14	Y	
070	030	022300	0045	49,535	3006254	\$3,500,000	08/20/19	\$70.66	Vacant Retail Building	TUC-TOD	1	Y	
070	030	022310	0080	52,134	2920581	\$4,200,000	03/21/18	\$80.56	Marvelle SouthCenter	TUC-TOD	1	Y	
070	030	022340	0070	140,205	2969048	\$6,200,000	01/04/19	\$44.22	FUTURE ELEMENT HOTEL	TUC-TOD	1	Y	
070	030	262304	9075	62,596	2918042	\$2,915,000	03/01/18	\$46.57	SOUTHCENTER CORPORATE SQUA	TUC-P	1	Y	
070	040	000580	0027	10,518	3005702	\$275,099	04/30/18	\$26.16	VACANT LAND (CELL TOWER)	TUC-TOD	1	Y	
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	1	Y	
070	040	252304	9007	64,445	3000199	\$1,750,000	07/10/19	\$27.15	The Chateau Event Center	TUC-TOD	1	Y	
070	040	252304	9027	17,832	3026664	\$395,000	12/09/19	\$22.15	SFR ON COMMERCIAL LAND	TUC-TOD	2	Y	
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	1	Y	
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	NW LANDSCAPING SERVICES	M2	1	Y	
070	050	062205	9125	554,863	2958800	\$12,652,460	10/24/18	\$22.80	TRI STATE CONSTRUCTION	M2	1	Y	
070	050	142204	9001	690,426	3088617	\$24,600,000	12/11/20	\$35.63	RECREATIONAL EQUIPMENT INC	M1	1	Y	
070	050	142204	9025	66,412	2969129	\$1,250,000	01/02/19	\$18.82	Vacant Land	M1	1	Y	
070	050	631500	0040	530,454	3077510	\$23,577,000	10/16/20	\$44.45	SAWDUST SUPPLY	M3	2	Y	
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	SFR ON INDUSTRIAL ZONED LAND	M1-C	1	Y	
070	050	775980	0030	34,213	2949003	\$580,000	07/25/18	\$16.95	VACANT INDUSTRIAL LAND	M1-C	1	Y	

Improvement Sales for Area 070 with Sales not Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	005	359700	0006	57,029	2973980	\$46,000	02/15/19	\$0.81	Southcenter Plaza	RCM	1	24	Easement or right-of-way
070	010	085020	0030	752,142	2921015	\$28,770,000	03/23/18	\$38.25	Blackriver Central Condominiums	IM	5	59	Bulk portfolio sale
070	010	192305	9027	7,522	3036492	\$560,000	02/27/20	\$74.45	SEATTLE SUPER SUPPLEMENTS / TH	CA	1	52	Statement to dor
070	015	000140	0023	28,574	3014959	\$6,461,538	09/30/19	\$226.13	SUMMIT SUPPLY	I	1	51	Related party, friend, or neighbor
070	015	037200	0094	1,795	2921787	\$1,198,000	03/28/18	\$667.41	WESTERN BUD CANNABIS SHOP	CB	1	1	Personal property included
070	020	569600	0030	10,743	3028908	\$1,650,000	12/30/19	\$153.59	Tom's Garage	CD	2		
070	020	569600	0215	5,600	2914455	\$202,000	01/24/18	\$36.07	RENTON MUSC UNION #360	CD	2	22	Partial interest (1/3, 1/2, etc.)
070	020	722930	0545	12,582	3026221	\$1,800,000	12/18/19	\$143.06	Home Run Restaurant	CA	2	N	
070	020	723150	1720	12,470	3055482	\$2,490	05/08/20	\$0.20	SERVICE LINEN SUPPLY	CD	1	68	Non-gov't to gov't
070	020	723150	1770	11,236	3046795	\$23,050	04/22/20	\$2.05	POST OFFICE	CD	1	63	Sale price updated by sales id group
070	030	022310	0040	33,175	3027987	\$3,200,000	12/26/19	\$96.46	PARK EAST BUILDING	TUC-TOD	1	10	Tear down
070	030	022320	0042	4,500	3044119	\$259,883	04/17/20	\$57.75	BEST KITCHEN	TUC-TOD	1	51	Related party, friend, or neighbor
070	030	788880	0480	45,525	3092076	\$2,675,000	12/23/20	\$58.76	JF SHELTON CO	M2	1	22	Partial interest (1/3, 1/2, etc.)
070	040	125380	0050	50,660	2968476	\$8,400,000	12/28/18	\$165.81	MIDWEST MOTOR FREIGHT/XPO LC	IH	2	4	Presale
070	040	302305	9027	2,480	3036509	\$640,000	02/27/20	\$258.06	BRIGHT VIEW LANDSCAPING	CA	1	52	Statement to dor
070	040	334040	6120	28,680	3002747	\$2,350,000	07/25/19	\$81.94	LONEACRES INDUSTRIAL PARK	IM	2	18	Quit claim deed
070	040	334040	6120	28,680	3002751	\$2,350,000	07/25/19	\$81.94	LONEACRES INDUSTRIAL PARK	IM	2	18	Quit claim deed
070	040	362304	9073	20,000	3093843	\$1,171,000	09/30/20	\$58.55	HAYDEN MANUFACTURING COMPA	M2	1	52	Statement to dor
070	040	392680	0040	15,003	2969723	\$6,645	04/12/18	\$0.44	RESTAURANT AND RETAIL	CO	1	33	Lease or lease-hold
070	050	072205	9026	2,400	2990486	\$3,321,000	05/20/19	\$1,383.75	ARCO AMPM	M1-C	1	1	Personal property included
070	050	383090	0230	36,104	2938701	\$6,700	06/07/18	\$0.19	MOUNTAIN MAN NUT & FRUIT/PRIM	M3	1	24	Easement or right-of-way
070	050	631500	0440	60,500	2935218	\$10,500,000	06/11/18	\$173.55	SUDDATH RELOCATION SYS	M2	1	59	Bulk portfolio sale
070	050	775780	0071	5,120	3002752	\$435,288	07/25/19	\$85.02	Fastenol	M1-C	1	18	Quit claim deed

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	015	217200	0428	265,289	3027579	\$1,610,545	12/23/19	\$6.07	VACANT MFR LAND	R24	3	63	Sale price updated by sales id group
070	015	781280	1975	57,086	3017192	\$100,000	10/25/19	\$1.75	VACANT MFR LAND	R24P	2	68	Non-gov't to gov't
070	040	302305	9085	77,537	2917374	\$10	02/22/18	\$0.00	VACANT	CA	1	31	Exempt from excise tax

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	000720	0004	200 S 3RD ST
70	20	000720	0008	77 WELLS AVE S
70	20	000720	0012	88 LOGAN AVE S
70	20	000720	0015	BURNETT PL S
70	20	000720	0029	200 S TOBIN ST
70	20	000720	0030	206 S TOBIN ST
70	20	000720	0032	61 SHATTUCK AVE S
70	20	000720	0044	64 LOGAN AVE S
70	20	000720	0045	58 LOGAN AVE S
70	20	000720	0050	200 MILL AVE S
70	20	000720	0060	400 2ND AVE
70	20	000720	0062	MAIN AVE S
70	20	000720	0073	95 BURNETT AVE S
70	20	000720	0075	BURNETT AVE S
70	20	000720	0077	BURNETT PL S
70	20	000720	0081	107 MAIN AVE S
70	20	000720	0090	105 WELLS AVE S
70	20	000720	0094	98 WELLS AVE S
70	20	000720	0095	99 WELLS AVE S
70	20	000720	0115	212 S 3RD ST
70	20	000720	0116	212 S 3RD ST
70	20	000720	0119	200 S 3RD ST
70	20	000720	0131	200 S 2ND ST
70	20	000720	0134	150 S TOBIN ST
70	20	000720	0135	MAIN AVE S
70	20	000720	0140	65 WILLIAMS AVE S
70	20	000720	0141	S 2ND ST
70	20	000720	0148	BURNETT AVE S
70	20	000720	0155	212 S TOBIN ST
70	20	000720	0156	7075 S TOBIN ST
70	20	000720	0157	300 S 3RD ST
70	20	000720	0160	66 WILLIAMS AVE S
70	20	000720	0164	WILLIAMS AVE S
70	20	000720	0168	WELLS AVE S
70	20	000720	0172	211 SHATTUCK AVE S
70	20	000720	0176	216 S TOBIN ST
70	20	000720	0184	SHATTUCK AVE S
70	20	000720	0188	SHATTUCK AVE S
70	20	000720	0189	78 WILLIAMS AVE S
70	20	000720	0193	95 AIRPORT WAY
70	20	000720	0199	112 S 3RD ST
70	20	000720	0211	203 S 2ND ST
70	20	000720	0213	51 BURNETT AVE S
70	20	150580	0000	321 BURNETT AVE S
70	20	152910	0000	110 WILLIAMS AVE S
70	20	172305	9017	S GRADY WAY
70	20	172305	9021	900 S GRADY WAY

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	172305	9023	1055 S GRADY WAY
70	20	172305	9069	617 WILLIAMS AVE S
70	20	172305	9136	615 WILLIAMS AVE S
70	20	172305	9137	605 WILLIAMS AVE S
70	20	172305	9181	BENSON RD S
70	20	172610	0000	421 S 2ND ST
70	20	179060	0010	633 WHITWORTH LN S
70	20	182305	9046	620 S 7TH ST
70	20	182305	9051	BURNETT AVE S
70	20	182305	9056	604 SMITHERS AVE S
70	20	182305	9061	633 BURNETT AVE S
70	20	182305	9063	250 RAINIER AVE S
70	20	182305	9067	144 RAINIER AVE S
70	20	182305	9068	609 S 6TH ST
70	20	182305	9070	200 RAINIER AVE S
70	20	182305	9071	RAINIER AVE S
70	20	182305	9077	110 RAINIER AVE S
70	20	182305	9080	104 RAINIER AVE S
70	20	182305	9087	230 RAINIER AVE S
70	20	182305	9112	128 RAINIER AVE S
70	20	182305	9115	S GRADY WAY
70	20	182305	9119	540 BURNETT AVE S
70	20	182305	9125	124 RAINIER AVE S
70	20	182305	9171	134 RAINIER AVE S
70	20	182305	9202	602 BURNETT AVE S
70	20	182305	9236	100 S 2ND ST
70	20	182305	9237	54 RAINIER AVE S
70	20	182305	9245	68 RAINIER AVE S
70	20	182305	9262	99 BURNETT AVE S
70	20	182305	9263	BURNETT PL S
70	20	182305	9282	S GRADY WAY
70	20	182305	9294	625 S 4TH ST
70	20	253902	0000	55 WILLIAMS AVE S
70	20	257018	0000	516 WILLIAMS AVE S
70	20	257023	0000	532 WILLIAMS AVE S
70	20	257029	0000	536 WILLIAMS AVE S
70	20	296390	0005	600 MORRIS AVE S
70	20	380600	0045	102 LAKE AVE S
70	20	380600	0065	LAKE AVE S
70	20	380600	0085	S TOBIN ST
70	20	380600	0095	85 S TOBIN ST
70	20	380600	0105	81 S TOBIN ST
70	20	380600	0110	105 S TOBIN ST
70	20	380600	0115	S TOBIN ST
70	20	380600	0120	S TOBIN ST
70	20	569600	0005	528 S 3RD ST
70	20	569600	0010	225 LOGAN AVE S

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	569600	0030	205 LOGAN AVE S
70	20	569600	0050	233 BURNETT AVE S
70	20	569600	0055	233 BURNETT AVE S
70	20	569600	0065	233 BURNETT AVE S
70	20	569600	0070	233 BURNETT AVE S
70	20	569600	0080	655 S 2ND ST
70	20	569600	0120	219 BURNETT AVE S
70	20	569600	0140	526 2ND AVE S
70	20	569600	0145	526 2ND AVE S
70	20	569600	0169	LOGAN AVE S
70	20	569600	0180	LOGAN AVE S
70	20	569600	0200	150 LOGAN AVE S
70	20	569600	0210	150 LOGAN AVE S
70	20	569600	0215	126 LOGAN AVE S
70	20	569600	0220	126 LOGAN AVE S
70	20	569600	0260	100 LOGAN AVE S
70	20	569600	0276	101 BURNETT AVE S
70	20	569600	0277	115 BURNETT AVE S
70	20	639105	0000	119 MAIN AVE S
70	20	722930	0015	130 S TOBIN ST
70	20	722930	0020	109 S TILlicum ST
70	20	722930	0035	111 AIRPORT WAY
70	20	722930	0055	125 AIRPORT WAY
70	20	722930	0065	203 AIRPORT WAY
70	20	722930	0070	203 AIRPORT WAY
70	20	722930	0073	209 AIRPORT WAY
70	20	722930	0075	217 AIRPORT WAY
70	20	722930	0090	221 AIRPORT WAY
70	20	722930	0100	235 AIRPORT WAY
70	20	722930	0490	301 AIRPORT WAY
70	20	722930	0515	505 AIRPORT WAY
70	20	722930	0545	455 AIRPORT WAY
70	20	722930	0580	511 AIRPORT WAY
70	20	722930	0595	43 LOGAN AVE S
70	20	722930	0610	LOGAN AVE S
70	20	722930	0615	36 LOGAN AVE S
70	20	722930	0625	30 LOGAN AVE S
70	20	722930	0626	28 LOGAN AVE S
70	20	722930	0635	51 LOGAN AVE S
70	20	722950	0030	100 RAINIER AVE S
70	20	722950	0061	LAKE AVE S
70	20	722950	0063	LAKE AVE S
70	20	722950	0064	LAKE AVE S
70	20	722950	0065	LAKE AVE S
70	20	722950	0072	S 2ND ST
70	20	723150	0720	304 MAIN AVE S
70	20	723150	0725	310 MAIN AVE S

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	723150	0726	S 3RD ST
70	20	723150	0730	1015 HOUSER WAY S
70	20	723150	0775	330 MAIN AVE S
70	20	723150	0840	1025 S 3RD ST
70	20	723150	0860	1005 S 2ND ST
70	20	723150	0880	212 MAIN AVE S
70	20	723150	0885	218 MAIN AVE S
70	20	723150	0895	222 MAIN AVE S
70	20	723150	0900	226 MAIN AVE S
70	20	723150	0905	230 MAIN AVE S
70	20	723150	0910	635 NW 180TH ST
70	20	723150	0915	235 MILL AVE S
70	20	723150	0960	211 MILL AVE S
70	20	723150	0965	130 MAIN AVE S
70	20	723150	0970	115 MAIN AVE S
70	20	723150	1010	1010 2ND AVE S
70	20	723150	1020	1000 2ND AVE S
70	20	723150	1050	123 MILL AVE S
70	20	723150	1090	126 WELLS AVE S
70	20	723150	1095	902 S 2ND ST
70	20	723150	1110	BRONSON WAY S
70	20	723150	1135	206 WELLS AVE S
70	20	723150	1145	210 WELLS AVE S
70	20	723150	1150	212 WELLS AVE S
70	20	723150	1155	216 WELLS AVE S
70	20	723150	1160	220 WELLS AVE S
70	20	723150	1165	224 WELLS AVE S
70	20	723150	1170	230 WELLS AVE S
70	20	723150	1175	WELLS AVE S
70	20	723150	1180	916 S 3RD ST
70	20	723150	1185	900 S 3RD ST
70	20	723150	1200	934 S 3RD ST
70	20	723150	1215	231 MAIN AVE S
70	20	723150	1220	227 MAIN AVE S
70	20	723150	1225	221 MAIN AVE S
70	20	723150	1245	207 MAIN AVE S
70	20	723150	1255	901 S 3RD ST
70	20	723150	1260	312 WELLS AVE S
70	20	723150	1270	911 S 3RD ST
70	20	723150	1275	320 WELLS AVE S
70	20	723150	1290	334 WELLS AVE S
70	20	723150	1305	323 MAIN AVE S
70	20	723150	1310	327 MAIN AVE S
70	20	723150	1315	MAIN AVE S
70	20	723150	1316	MAIN AVE S
70	20	723150	1320	329 MAIN AVE S
70	20	723150	1330	321 MAIN AVE S

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	723150	1335	317 MAIN AVE S
70	20	723150	1345	303 MAIN AVE S
70	20	723150	1350	MAIN AVE S
70	20	723150	1360	903 S 4TH ST
70	20	723150	1370	WELLS AVE S
70	20	723150	1373	903 S 4TH ST
70	20	723150	1375	434 WELLS AVE S
70	20	723150	1391	903 S 5TH ST
70	20	723150	1420	516 WELLS AVE S
70	20	723150	1450	536 WELLS AVE S
70	20	723150	1490	513 MAIN AVE S
70	20	723150	1545	520 WILLIAMS AVE S
70	20	723150	1620	809 S 4TH ST
70	20	723150	1635	412 WILLIAMS AVE S
70	20	723150	1640	416 WILLIAMS AVE S
70	20	723150	1706	859 S 4TH ST
70	20	723150	1720	801 HOUSER WAY S
70	20	723150	1735	339 WELLS AVE S
70	20	723150	1740	335 WELLS AVE S
70	20	723150	1741	331 WELLS AVE S
70	20	723150	1745	327 WELLS AVE S
70	20	723150	1750	849 HOUSER WAY S
70	20	723150	1755	801 S 3RD ST
70	20	723150	1760	306 WILLIAMS AVE S
70	20	723150	1770	308 WILLIAMS AVE S
70	20	723150	1820	811 S 3RD ST
70	20	723150	1825	201 WELLS AVE S
70	20	723150	1830	210 WELLS AVE S
70	20	723150	1845	214 WILLIAMS AVE S
70	20	723150	1850	222 WILLIAMS AVE S
70	20	723150	1870	800 S 3RD ST
70	20	723150	1875	804 S 3RD ST
70	20	723150	1880	810 S 3RD ST
70	20	723150	1900	824 S 3RD ST
70	20	723150	1905	237 WELLS AVE S
70	20	723150	1910	227 WELLS AVE S
70	20	723150	1920	221 WELLS AVE S
70	20	723150	1930	201 WELLS AVE S
70	20	723150	1935	201 WELLS AVE S
70	20	723150	1940	201 WELLS AVE S
70	20	723150	1970	124 WILLIAMS AVE S
70	20	723150	1979	858 S 2ND ST
70	20	723150	2005	WELLS AVE S
70	20	723150	2020	121 WELLS AVE S
70	20	723150	2025	WELLS AVE S
70	20	723150	2030	104 BURNETT AVE S
70	20	723150	2085	710 S 2ND ST

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	723150	2120	111 WILLIAMS AVE S
70	20	723150	2125	107 WILLIAMS AVE S
70	20	723150	2170	232 BURNETT AVE S
70	20	723150	2185	700 S 3RD ST
70	20	723150	2210	710 S 3RD ST
70	20	723150	2220	227 WILLIAMS AVE S
70	20	723150	2225	225 WILLIAMS AVE S
70	20	723150	2245	225 WILLIAMS AVE S
70	20	723150	2265	201 WILLIAMS AVE S
70	20	723150	2271	300 BURNETT AVE S
70	20	723150	2300	332 BURNETT AVE S
70	20	723150	2320	340 BURNETT AVE S
70	20	723150	2325	BURNETT AVE S
70	20	723150	2330	323 WILLIAMS AVE S
70	20	723150	2350	321 WILLIAMS AVE S
70	20	723150	2370	715 S 3RD ST
70	20	723150	2380	707 S 4TH ST
70	20	723150	2385	406 BURNETT AVE S
70	20	723150	2387	410 BURNETT AVE S
70	20	723150	2390	416 BURNETT AVE S
70	20	723150	2410	428 BURNETT AVE S
70	20	723150	2430	415 WILLIAMS AVE S
70	20	723150	2466	411 WILLIAMS AVE S
70	20	723150	2480	711 S 4TH ST
70	20	723150	2510	520 BURNETT AVE S
70	20	723150	2515	524 BURNETT AVE S
70	20	723150	2518	528 BURNETT AVE S
70	20	723150	2520	532 BURNETT AVE S
70	20	723150	2560	517 WILLIAMS AVE S
70	20	723150	2570	509 WILLIAMS AVE S
70	20	723150	2575	507 WILLIAMS AVE S
70	20	723150	2580	505 WILLIAMS AVE S
70	20	723150	2585	WILLIAMS AVE S
70	20	724330	0000	225 LOGAN AVE S
70	20	768500	0010	1100 S 2ND ST
70	20	783930	0030	526 SMITHERS AVE S
70	20	783930	0035	520 SMITHERS AVE S
70	20	783930	0050	534 SMITHERS AVE S
70	20	783930	0065	535 BURNETT AVE S
70	20	783930	0125	421 BURNETT AVE S
70	20	783930	0130	621 HOUSER WAY S
70	20	783930	0230	617 S 3RD ST
70	20	783930	0240	611 S 3RD ST
70	20	783930	0250	601 S 3RD ST
70	20	783930	0280	324 SMITHERS AVE S
70	20	783930	0305	339 BURNETT AVE S
70	20	783930	0315	339 BURNETT AVE S

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	783930	0340	317 BURNETT AVE S
70	20	783930	0345	BURNETT AVE S
70	20	783980	0005	511 S 3RD ST
70	20	783980	0015	507 S 3RD ST
70	20	783980	0016	507 S 3RD ST
70	20	783980	0030	306 MORRIS AVE S
70	20	783980	0035	505 S 3RD ST
70	20	783980	0085	340 MORRIS AVE S
70	20	783980	0090	344 MORRIS AVE S
70	20	783980	0145	505 S 4TH ST
70	20	783980	0150	501 S 4TH ST
70	20	783980	0185	MORRIS AVE S
70	20	783980	0190	505 4TH AVE S
70	20	784030	0020	441 SMITHERS AVE S
70	20	784030	0045	503 HOUSER WAY S
70	20	784030	0050	501 S 5TH ST
70	20	784030	0110	541 SMITHERS AVE S
70	20	784080	0005	423 S 3RD ST
70	20	784080	0010	415 S 3RD ST
70	20	784080	0020	413 S 3RD ST
70	20	784080	0030	405 S 3RD ST
70	20	784080	0035	401 S 3RD ST
70	20	784080	0040	310 WHITWORTH AVE S
70	20	784080	0045	314 WHITWORTH AVE S
70	20	784080	0050	WHITWORTH AVE S
70	20	784080	0055	WHITWORTH AVE S
70	20	784080	0060	WHITWORTH AVE S
70	20	784080	0065	WHITWORTH AVE S
70	20	784080	0070	332 WHITWORTH AVE S
70	20	784080	0075	406 S 4TH ST
70	20	784080	0100	327 MORRIS AVE S
70	20	784080	0110	MORRIS AVE S
70	20	784080	0115	315 MORRIS AVE S
70	20	784080	0120	311 MORRIS AVE S
70	20	784080	0125	419 S 4TH ST
70	20	784080	0165	405 S 4TH ST
70	20	784080	0235	HOUSER WAY S
70	20	784130	0005	321 S 3RD ST
70	20	784130	0015	317 S 3RD ST
70	20	784130	0020	301 S 3RD ST
70	20	784130	0035	336 SHATTUCK AVE S
70	20	784130	0080	314 S 4TH ST
70	20	784130	0090	WHITWORTH AVE S
70	20	784130	0100	327 WHITWORTH AVE S
70	20	784130	0105	327 WHITWORTH AVE S
70	20	784130	0120	WHITWORTH AVE S
70	20	784130	0125	WHITWORTH AVE S

2021 PHYSICAL INSPECTION GEO AREA 70				
Geo	Ngbh	Major	Minor	AddrLine
70	20	784130	0130	400 SHATTUCK AVE S
70	20	784130	0175	450 SHATTUCK AVE S
70	20	784130	0201	450 SHATTUCK AVE S
70	20	784130	0375	411 S 5TH ST
70	20	784130	0380	303 HOUSER WAY S
70	20	784130	0385	516 SHATTUCK AVE S
70	20	784130	0430	543 WHITWORTH AVE S
70	20	784130	0480	606 SHATTUCK AVE S
70	20	784130	0495	612 SHATTUCK AVE S
70	20	784130	0500	614 SHATTUCK AVE S
70	20	784130	0525	636 SHATTUCK AVE S
70	20	784130	0537	610 MOSES LN S
70	20	784130	0545	626 MOSES LN S
70	20	784140	0000	532 SMITHERS AVE S
70	20	784180	0005	505 S 2ND ST
70	20	784180	0015	511 S 2ND ST
70	20	784180	0025	513 S 2ND ST
70	20	784180	0065	211 MORRIS AVE S
70	20	784180	0085	305 S 2ND ST
70	20	784180	0090	215 WHITWORTH AVE S
70	20	784180	0105	316 WHITWORTH AVE S
70	20	784180	0115	316 S 3RD ST
70	20	784180	0125	338 S 3RD ST
70	20	784180	0135	220 WHITWORTH AVE S
70	20	784180	0140	400 S 3RD ST
70	20	784180	0155	410 S 3RD ST
70	20	784180	0165	422 S 3RD ST
70	20	784180	0180	221 MORRIS AVE S
70	20	784180	0183	280 MORRIS AVE S
70	20	784180	0185	504 S 3RD ST
70	20	784180	0195	S 3RD ST
70	20	784180	0205	S 3RD ST
70	20	942350	0000	607 WILLIAMS AVE S

Improvement Sales for Area 075 with Sales Used

06/03/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	020	092405	9227	2,400	3048887	\$1,051,000	05/27/20	\$437.92	7-ELEVEN	CB	1	Y	
075	020	102405	9131	79,345	2950749	\$24,200,000	08/31/18	\$305.00	EASTPOINTE PLAZA	OLB	1	Y	
075	020	112405	9028	5,038	3027267	\$13,850,000	12/19/19	\$2,749.11	TRAILER INNS RV PARK (96 RV SIT	NMU	1	Y	
075	020	128359	0030	61,218	3027805	\$16,300,000	12/19/19	\$266.26	WASHINGTON DEPT OF ECOL	OLB2	1	Y	
075	020	128362	0030	66,827	2920965	\$20,500,000	03/26/18	\$306.76	I-90 Bellevue II (Verizon)	OLB	1	Y	
075	020	162405	9028	42,381	3018369	\$19,999,999	10/28/19	\$471.91	NEWPORT PLACE	CB	1	Y	
075	020	162405	9195	2,700	2974058	\$1,418,000	02/08/19	\$525.19	ANIMAL HOSPITAL OF FACTORIA	PO	1	Y	
075	020	162405	9275	12,027	2967092	\$7,560,000	12/17/18	\$628.59	FACTORIA EAST	CB	2	Y	
075	020	162405	9301	9,628	2910975	\$5,280,000	01/12/18	\$548.40	FACTORIA DENTAL CENTER	CB	1	Y	
075	020	220150	1403	2,719	2997735	\$1,250,000	06/25/19	\$459.73	WASHINGTON FEDERAL SAVINGS	NMU	1	Y	
075	020	220150	1404	1,596	2985626	\$1,450,000	04/30/19	\$908.52	76 AUTO CARE	NMU	1	Y	
075	020	220150	1413	4,756	3003345	\$3,900,000	08/05/19	\$820.02	VEHICLE EMISSION	NMU	1	Y	
075	020	220550	0620	64,837	3036168	\$23,575,000	02/22/20	\$363.60	CRESTWOOD CORPORATE PLAZA	O	1	Y	
075	020	545330	0250	35,713	3081585	\$11,736,719	11/09/20	\$328.64	TOP LINE IMPORTS	LI	1	Y	
075	020	545330	0250	35,713	2939582	\$8,500,000	06/27/18	\$238.01	TOP LINE IMPORTS	LI	1	Y	
075	040	135230	0825	2,235	3002486	\$1,500,000	07/15/19	\$671.14	FOOD MART & BIGFOOT JAVA ESP	CA	1	Y	
075	040	135230	0855	1,840	2950436	\$300,000	08/20/18	\$163.04	A to Z Tax Service	CA	1	Y	
075	040	135230	1205	21,981	3003133	\$2,600,000	07/31/19	\$118.28	WAREHOUSE	CA	1	Y	
075	040	172305	9118	4,600	2949749	\$860,000	08/21/18	\$186.96	ELECTRIC MOTOR REPAIR	CA	1	Y	
075	040	334570	0085	0	2963218	\$400,000	11/14/18	\$0.00	TRAILER STORAGE	CA	2	Y	
075	040	418230	0010	1,345	2928986	\$95,000	05/08/18	\$70.63	LANE HANGAR CONDOMINIUM	IM	1	Y	
075	040	418230	0110	1,367	3013269	\$115,000	09/30/19	\$84.13	LANE HANGAR CONDOMINIUM	IM	2	Y	
075	040	722400	0236	1,377	3028018	\$318,000	12/27/19	\$230.94	OFFICE BUILDING (NORTH 1/2)	R-10	1	Y	
075	040	722400	0340	5,002	2979081	\$1,180,000	03/22/19	\$235.91	RESTAURANT (ASSOC W/0330 & 03	CN	3	Y	
075	040	722400	0550	4,396	3007830	\$1,420,000	07/29/19	\$323.02	NORTHSIDE DENTAL CENTER	R-8	1	Y	
075	040	722400	0755	1,408	3055990	\$480,000	07/06/20	\$340.91	SFR CONVERTED TO OFFICE	CA	1	Y	
075	040	722400	0881	4,780	2998056	\$1,050,000	07/05/19	\$219.67	LEE MEYERS TRANSMISSION	CA	1	Y	
075	060	082305	9096	2,400	3032660	\$660,000	01/28/20	\$275.00	MIKES PLACE TAVERN	CN	1	Y	
075	060	092305	9050	7,758	2935331	\$3,158,612	06/04/18	\$407.14	FIRESTONE TIRES	CA	1	Y	
075	060	092305	9171	5,555	3014732	\$910,000	10/09/19	\$163.82	ROY BROWN AUTO SERVICE	CA	1	Y	
075	060	092305	9197	7,289	2926081	\$1,900,000	04/16/18	\$260.67	WINDEMERE OFFICE	CA	1	Y	
075	060	092305	9216	8,971	2912744	\$1,270,000	01/24/18	\$141.57	HUEBER MACHINE	CA	1	Y	
075	060	102305	9117	1,312	3053950	\$680,000	06/05/20	\$518.29	INSURANCE AGENCY	CA	1	Y	
075	060	722700	0020	2,663	2969949	\$927,000	01/11/19	\$348.10	RENTON HIGHLAND BUSINESS CE	CA	1	Y	
075	060	722790	0019	13,555	3017428	\$6,593,000	10/25/19	\$486.39	WALGREENS (RENTON HIGHLAND	CV	5	69	Net Lease Sale; not in ratio
075	065	008800	0635	2,180	3086927	\$650,000	10/30/20	\$298.17	OFFICE BUILDING	R-8	1	Y	
075	065	292305	9160	10,816	3002715	\$1,900,000	07/23/19	\$175.67	VALLEY DENTAL CENTER	CA	1	Y	
075	065	302305	9054	7,897	2916367	\$1,420,000	02/23/18	\$179.82	VALLEY INTERNAL MEDICINE ANNI	CO	1	26	Imp changed after sale; not in ratio
075	065	302305	9111	25,944	2995018	\$8,250,000	06/17/19	\$317.99	VALLEY VIEW PROFESSIONAL BUI	CO	1	Y	

Improvement Sales for Area 075 with Sales Used

06/03/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	065	312305	9026	9,014	2970673	\$1,705,000	01/17/19	\$189.15	SPRINGBROOK PROFESSIONAL P/	CO	1	Y	
075	065	312305	9152	6,016	3026526	\$1,350,000	12/20/19	\$224.40	MEDICAL OFFICES	CO	1	Y	
075	065	322305	9053	512	2933524	\$275,000	05/30/18	\$537.11	ALLSTATE INSURANCE	CA	1	Y	
075	065	322305	9063	69,568	2977186	\$25,340,000	03/07/19	\$364.25	NORTH BENSON PLAZA	CA	2	Y	
075	065	322305	9084	2,131	3058913	\$1,047,000	07/10/20	\$491.32	SPRING GLEN VET'S CLINIC	CA	1	Y	
075	065	322305	9104	8,261	2969607	\$4,415,000	01/10/19	\$534.44	FIRESTONE	CA	1	69	Net Lease Sale; not in ratio
075	065	322305	9237	1,440	2939581	\$1,100,000	06/25/18	\$763.89	TEXACO MART	CA	1	Y	
075	065	512690	0211	13,543	3026406	\$2,950,000	12/18/19	\$217.82	TACO TIME REGIONAL OFFICE	CN	1	Y	
075	065	761680	0400	2,500	3013017	\$920,000	09/15/19	\$368.00	KOREA ACCUPUNCTURE	CO	1	Y	
075	070	152306	9070	3,450	3082933	\$6,370,000	11/13/20	\$1,846.38	SW 21, DW 34 TW 1 & SFR	RA5	1	Y	
075	070	242305	9037	4,068	2913248	\$845,000	01/29/18	\$207.72	CEDAR RAPIDS MARKET	RA5	2	Y	

Vacant Sales for Area 075 with Sales Used

03/01/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	531510	1326	43,705	2938991	\$8,520,000	06/26/18	\$194.94	TEAR DOWN - RETAIL, RESTAURANT, O	TC	1	Y	
075	010	531510	1445	44,006	3008476	\$12,000,000	08/30/19	\$272.69	TABIT SQUARE	TC	2	Y	
075	020	220150	1413	74,343	3050166	\$6,100,000	06/04/20	\$82.05	VEHICLE EMISSION	NMU	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GIERSCH LAW OFFICE	O	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	1	Y	
075	040	082305	9191	336,992	3026830	\$13,500,000	12/19/19	\$40.06	PUGET SOUND ENERGY- OPERATING P	UC	1	Y	
075	040	088661	0010	596,013	3027876	\$27,500,000	12/30/19	\$46.14	VACANT COMMERCIAL LAND	UC	1	Y	
075	040	088661	0070	220,673	3025724	\$10,000,000	12/12/19	\$45.32	VACANT COMMERCIAL LAND	UC	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	1	Y	
075	060	102305	9068	24,095	2920323	\$400,000	03/08/18	\$16.60	SFR Teardown (Listed For Sale as Mixed	CA	1	Y	
075	060	311990	0005	38,910	2916900	\$1,350,000	02/23/18	\$34.70	Vacant Multifamily Land	RM-F	3	Y	
075	060	518210	0011	73,694	2915647	\$1,550,000	01/29/18	\$21.03	Teardown on Commercial Land	CA	3	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTER	CV	5	Y	
075	065	272305	9043	40,946	2910105	\$1,750,000	01/03/18	\$42.74	VACANT GAS STATION	CB	1	Y	
075	065	292305	9017	60,669	3005140	\$2,670,000	08/14/19	\$44.01	Tear Down - Former KC FIRE DEPARTM	CA	2	Y	
075	065	292305	9110	11,918	3005139	\$1,049,000	08/14/19	\$88.02	WEST AND SONS TOWING	CA	1	Y	
075	065	302305	9109	39,488	2964061	\$1,450,000	11/26/18	\$36.72	VACANT LAND	CO	1	Y	
075	065	312305	9022	73,616	2938352	\$1,100,000	06/15/18	\$14.94	SFR TEARDOWN ON MULTIFAMILY LAN	R-14	1	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	1	Y	
075	065	312305	9067	201,682	2933275	\$4,500,000	05/23/18	\$22.31	VACANT PARCEL	CO	2	Y	
075	065	322305	9079	90,696	2938952	\$102,000	06/25/18	\$1.12	VACANT LAND (TOPO IMPACTS)	R-4	1	Y	

Improvement Sales for Area 075 with Sales not Used

03/01/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	020	067004	0010	4,932	2965068	\$4,150,000	12/03/18	\$841.44	Retail Building	CB	2	46	Non-representative sale
075	020	162405	9057	41,500	3074279	\$35,000	09/17/20	\$0.84	NEWPORT COVENANT CHURCH	R-5	2	24	Easement or right-of-way
075	035	331650	0050	21,880	2976540	\$13,700	04/13/18	\$0.63	EASTSIDE BAHAI FAITH REGIONAL	O	1	24	Easement or right-of-way
075	035	331650	0055	12,452	2984800	\$32,000	02/20/19	\$2.57	CROSSRIDGE CORPORATE CENTER	O	1	24	Easement or right-of-way
075	035	331650	0075	35,530	3009353	\$9,400,000	09/09/19	\$264.57	CROSSROADS OFFICE PARK (ASS)	O	3	46	Non-representative sale
075	035	331650	0090	3,894	2922959	\$18,500	02/27/18	\$4.75	FIRST MUTUAL SAVINGS BANK	O	1	68	Non-gov't to gov't
075	035	342505	9184	2,295	2939321	\$48,600	02/06/18	\$21.18	BEST WOK RESTAURANT	NB	1	24	Easement or right-of-way
075	035	342505	9207	2,400	2941235	\$35,000	05/30/18	\$14.58	7-ELEVEN	NB	1	24	Easement or right-of-way
075	035	883990	0036	3,488	2923407	\$67,000	03/28/18	\$19.21	SUPER SUPPLEMENTS	CB	1	24	Easement or right-of-way
075	040	135230	0005	16,480	2998333	\$3,975,000	07/08/19	\$241.20	BRYANT MOTORS	CA	6	12	Estate administrator, guardian, or e
075	040	135230	0855	1,840	2950460	\$300,000	08/20/18	\$163.04	A to Z Tax Service	CA	1	19	Seller's or purchaser's assignment
075	040	172305	9129	2,976	3036502	\$400,000	02/27/20	\$134.41	SUNSET CARS	CA	2	52	Statement to dor
075	040	292405	9002	0	3020956	\$350,000	11/12/19	\$0.00	QUENDALL TERMINALS	COR	1	68	Non-gov't to gov't
075	040	334210	0170	2,880	3083892	\$2,300,000	11/19/20	\$798.61	HAIR SALON & APT	CN	1	15	No market exposure
075	040	334330	1105	1,800	2958711	\$29,850	10/15/18	\$16.58	BARONE STATUARY BUILDING	CA	1	68	Non-gov't to gov't
075	040	334330	1140	17,240	2988130	\$1,150	05/09/19	\$0.07	44 RENTON SHOPPING & OFFICE C	CA	2	68	Non-gov't to gov't
075	040	334330	1150	8,990	3016887	\$78,000	10/22/19	\$8.68	VET CLINIC	CA	1	68	Non-gov't to gov't
075	040	418230	0140	903	3076511	\$90,000	10/09/20	\$99.67	LANE HANGAR CONDOMINIUM	IM	1		
075	060	102305	9303	9,279	3055019	\$675,000	06/18/20	\$72.74	HIGHLAND EAST CENTER	CA	1	18	Quit claim deed
075	060	516970	0129	2,370	2943863	\$117,000	07/13/18	\$49.37	OFFICE BUILDING (Converted SFR)	CA	1	52	Statement to dor
075	060	722780	0425	175,207	3056793	\$20,225	06/01/20	\$0.12	RENTON TECHNICAL COLLEGE	CA	2	67	Gov't to non-gov't
075	065	008700	0330	2,852	3066704	\$750,000	08/19/20	\$262.97	BENSON HILL DENTAL CLINIC	CN	1	15	No market exposure
075	065	202305	9068	9,352	2993989	\$623,219	05/20/19	\$66.64	LIVING CHRISTIAN HOPE FELLOW	R-8	2	51	Related party, friend, or neighbor
075	070	202306	9044	3,224	3032295	\$340,000	01/29/20	\$105.46	FIRE STATION	RA5	1	67	Gov't to non-gov't
075	070	322306	9035	2,092	3070124	\$150,000	09/02/20	\$71.70	Red Dog Saloon	NB	2	18	Quit claim deed

Vacant Sales for Area 075 with Sales not Used

03/01/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	531510	1235	12,230	3027694	\$2,000,000	12/27/19	\$163.53	TULLY'S COFFEE SHOP	TC	1	68	Non-gov't to gov't
075	020	813530	0100	314,503	3010094	\$1,000,000	09/12/19	\$3.18	VACANT LAND	OLB	1	18	Quit claim deed
075	035	331650	0070	100,769	2984799	\$39,000	08/01/18	\$0.39	ASSOCIATED PARKING (W/0075)	O	3	24	Easement or right-of-way
075	040	088661	0020	307,829	2977582	\$65,000	02/28/19	\$0.21	BOEING PARKING LOT	UC	2	24	Easement or right-of-way
075	040	322405	9010	249,600	3026290	\$20,000	10/30/19	\$0.08	VACANT LAND (WETLANDS & STREA	RC	1	63	Sale price updated by sales id group
075	040	606125	0090	72,649	2971763	\$699,900	01/26/19	\$9.63	NEWCASTLE COMMONS	MU-R	1	46	Non-representative sale
075	065	202305	9013	586,585	2977779	\$16,000	03/08/19	\$0.03	PSE Vacant Land	RM-F	1	18	Quit claim deed
075	065	202305	9131	79,589	3009777	\$300,000	09/09/19	\$3.77	VACANT LAND	R-14	2	18	Quit claim deed
075	065	761680	0220	23,340	3044284	\$90,000	04/22/20	\$3.86	VACANT LAND	CO	2	18	Quit claim deed

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	000720	0001	79 LOGAN AVE S
75	65	000720	0112	HOUSER WAY S
75	65	000720	0192	803 CEDAR AVE S
75	65	008700	0293	17033 108TH AVE SE
75	65	008700	0301	10707 SE 170TH ST
75	65	008700	0302	10708 SE 170TH ST
75	65	008700	0303	10732 SE 170TH ST
75	65	008700	0304	
75	65	008700	0316	16827 108TH AVE SE
75	65	008700	0330	16651 108TH AVE SE
75	65	008700	0333	16655 108TH AVE SE
75	65	008700	0335	16627 BENSON RD S
75	65	008800	0005	1455 S PUGET DR
75	65	008800	0047	11245 SE 160TH ST
75	65	008800	0075	16011 116TH AVE SE
75	65	008800	0080	16045 116TH AVE SE
75	65	008800	0320	11411 SE 164TH ST
75	65	008800	0531	10940 SE 168TH ST
75	65	008800	0635	3016 BENSON RD S
75	65	008800	0651	3100 BENSON RD S
75	65	024740	0000	2207 SE 8TH DR
75	65	029050	0000	4900 TALBOT RD S
75	65	032205	9190	19660 142ND AVE SE
75	65	042205	9041	13055 SE 192ND ST
75	65	052205	9046	19401 102ND AVE SE
75	65	052205	9054	10421 SE 192ND ST
75	65	052205	9087	19605 106TH AVE SE
75	65	052205	9174	19714 106TH AVE SE
75	65	073780	0000	1425 S PUGET DR
75	65	073900	0007	17251 128TH AVE SE
75	65	073900	0050	
75	65	073900	0051	12316 SE PETROVITSKY RD
75	65	073900	0055	12228 SE PETROVITSKY RD
75	65	073900	0056	12210 SE PETROVITSKY RD
75	65	073900	0060	12210 SE PETROVITSKY RD
75	65	073900	0066	17333 121ST LN SE
75	65	094290	0000	400 S 50TH ST
75	65	108550	0000	16629 113TH AVE SE
75	65	111610	0010	17622 109TH AVE SE
75	65	111610	0020	17628 109TH AVE SE
75	65	131600	0000	4760 TALBOT RD S
75	65	132305	9038	16655 SE 136TH ST
75	65	142370	0922	16710 116TH AVE SE
75	65	142370	0931	16720 116TH AVE SE
75	65	142370	0941	11626 SE 168TH ST
75	65	142417	0000	11851 SE 175TH ST
75	65	143240	1000	11635 SE 170TH PL
75	65	152305	9014	4000 MAPLE VALLEY HWY
75	65	152305	9169	4000 MAPLE VALLEY HWY
75	65	162305	9017	
75	65	162305	9018	4000 MAPLE VALLEY HWY
75	65	162305	9022	375 UNION AVE SE
75	65	162305	9036	
75	65	162305	9049	
75	65	162305	9051	
75	65	162305	9065	4000 MAPLE VALLEY HWY

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	162305	9066	3400 SE 6TH ST
75	65	162305	9126	4000 MAPLE VALLEY HWY
75	65	162305	9137	
75	65	162305	9138	
75	65	162305	9139	
75	65	162680	0005	10804 SE 173RD ST
75	65	172305	9013	1519 BRONSON WAY N
75	65	172305	9014	MAPLE VALLEY HWY
75	65	172305	9015	1500 HOUSER WAY S
75	65	172305	9016	81 LOGAN AVE S
75	65	172305	9026	
75	65	172305	9087	2205 MAPLE VALLEY HWY
75	65	172305	9103	2003 MAPLE VALLEY HWY
75	65	172305	9140	2431 MAPLE VALLEY HWY
75	65	172305	9147	2439 MAPLE VALLEY HWY
75	65	172305	9158	2217 STATE ROUTE 169
75	65	172305	9173	
75	65	172305	9179	
75	65	192305	9090	1500 TALBOT RD S
75	65	202305	9010	
75	65	202305	9012	
75	65	202305	9013	
75	65	202305	9014	
75	65	202305	9015	
75	65	202305	9016	
75	65	202305	9055	1120 BENSON RD S
75	65	202305	9056	1500 S PUGET DR
75	65	202305	9067	15509 116TH AVE SE
75	65	202305	9068	16015 116TH AVE SE
75	65	202305	9070	1100 BENSON RD S
75	65	202305	9071	2100 BENSON DR S
75	65	202305	9073	1205 GRANT AVE S
75	65	202305	9080	1205 GRANT AVE S
75	65	202305	9082	1205 GRANT AVE S
75	65	202305	9084	1205 GRANT AVE S
75	65	202305	9086	1600 EAGLE RIDGE DR S
75	65	202305	9088	1205 GRANT AVE S
75	65	202305	9089	1300 TALBOT RD S
75	65	202305	9090	1400 TALBOT RD S
75	65	202305	9094	1205 GRANT AVE S
75	65	202305	9097	1611 EAGLE RIDGE DR S
75	65	202305	9109	11500 PUGET DR SE
75	65	202305	9111	1205 GRANT AVE S
75	65	202305	9112	1205 GRANT AVE S
75	65	202305	9113	1300 EAGLE RIDGE DR S
75	65	202305	9114	1705 GRANT AVE S
75	65	202305	9116	1205 GRANT AVE S
75	65	202305	9118	1300 S PUGET DR
75	65	202305	9119	S PUGET DR
75	65	202305	9124	2022 S PUGET DR
75	65	202305	9126	1920 S PUGET DR
75	65	202305	9127	1900 S PUGET DR
75	65	202305	9131	1800 S PUGET DR
75	65	202305	9135	2000 BENSON RD S
75	65	202305	9147	1512 S PUGET DR
75	65	202305	9148	1524 S PUGET DR

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	202305	9155	1205 GRANT AVE S
75	65	202305	9157	1250 S PUGET DR
75	65	202305	9162	1620 BENSON RD S
75	65	202305	9171	
75	65	202305	9172	
75	65	212305	9023	
75	65	212305	9042	2500 B SE ROYAL HILLS DR
75	65	212305	9055	3000 SE ROYAL HILLS DR
75	65	212305	9057	1601 LAKE YOUNGS WAY SE
75	65	212305	9072	
75	65	214122	0000	1100 EAGLE RIDGE DR S
75	65	214200	0000	1633 EAGLE RIDGE DR S
75	65	222305	9003	
75	65	222305	9007	
75	65	222305	9008	4000 MAPLE VALLEY HWY
75	65	222305	9009	
75	65	222305	9010	4000 MAPLE VALLEY HWY
75	65	222305	9013	15205 140TH WAY SE
75	65	222305	9026	14500 SE RENTON-MAPLE VALLEY RD
75	65	222305	9130	
75	65	222305	9131	
75	65	222305	9140	4000 MAPLE VALLEY HWY
75	65	222305	9141	
75	65	222305	9153	4000 MAPLE VALLEY HWY
75	65	222305	9163	
75	65	222305	9164	140TH WAY SE
75	65	232305	9009	
75	65	232305	9020	14645 SE RENTON-MAPLE VALLEY RD
75	65	232305	9021	15711 152ND AVE SE
75	65	232305	9029	16405 MAPLE VALLEY HWY
75	65	232305	9209	15300 SE 155TH PL
75	65	232305	9210	15221 MAPLE VALLEY HWY
75	65	232305	9211	15355 MAPLE VALLEY HWY
75	65	232978	0000	15400 SE 155TH PL
75	65	236920	0030	11010 SE 176TH ST
75	65	242305	9005	14490 168TH AVE NE
75	65	246845	0000	14401 SE PETROVITSKY RD
75	65	246870	0000	14900 SE 176TH ST
75	65	247060	0000	17412 147TH AVE SE
75	65	247290	0000	14300 SE 171ST WAY
75	65	247300	1290	14300 SE FAIRWOOD BLVD
75	65	247300	1420	16816 146TH AVE SE
75	65	247300	3570	17070 140TH AVE SE
75	65	247300	3580	17070 140TH AVE SE
75	65	247300	3590	17070 140TH AVE SE
75	65	247300	3600	17070 140TH AVE SE
75	65	247300	3610	17200 147TH AVE SE
75	65	247320	0280	14400 SE 170TH ST
75	65	247320	0290	15000 SE 170TH ST
75	65	247320	0300	15000 SE 170TH ST
75	65	247330	0010	13954 SE 173RD PL
75	65	247330	0020	13956 SE 173RD PL
75	65	247330	0030	13958 SE 173RD PL
75	65	247330	0040	13960 SE 173RD PL
75	65	247330	0070	17337 140TH AVE SE
75	65	247330	0080	13959 SE 173RD PL

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	247330	0090	13957 SE 173RD PL
75	65	247330	0100	13955 SE 173RD PL
75	65	247330	0110	13953 SE 173RD PL
75	65	247330	0120	13951 SE 173RD PL
75	65	247337	2820	SE FAIRWOOD BLVD
75	65	247337	2825	15255 SE FAIRWOOD BLVD
75	65	247337	2840	17070 140TH AVE SE
75	65	247337	2850	17070 140TH AVE SE
75	65	247390	0010	13933 SE PETROVITSKY RD
75	65	247390	0020	17615 140TH AVE SE
75	65	247390	0030	17625 140TH AVE SE
75	65	247410	0000	14600 SE 176TH ST
75	65	257026	0000	536 MILL AVE S
75	65	262305	9007	16600 148TH AVE SE
75	65	262305	9044	SE 176TH ST
75	65	268065	0000	17405 116TH AVE SE
75	65	272305	9009	17009 140TH AVE SE
75	65	272305	9012	17600 134TH AVE SE
75	65	272305	9014	17070 140TH AVE SE
75	65	272305	9015	14246 SE 176TH ST
75	65	272305	9018	16601 140TH AVE SE
75	65	272305	9030	17518 140TH AVE SE
75	65	272305	9033	17200 140TH AVE SE
75	65	272305	9038	14105 SE 171ST WAY
75	65	272305	9039	SE PETROVITSKY RD
75	65	272305	9040	17250 140TH AVE SE
75	65	272305	9041	14028 SE PETROVITSKY RD
75	65	272305	9042	17500 140TH AVE SE
75	65	272305	9043	14210 SE PETROVITSKY RD
75	65	272305	9044	17314 140TH AVE SE
75	65	272305	9045	17220 140TH AVE SE
75	65	272305	9049	SE PETROVITSKY RD
75	65	272305	9051	17010 140TH AVE SE
75	65	282305	9004	16426 128TH AVE SE
75	65	282305	9009	16950 116TH AVE SE
75	65	282305	9010	17148 116TH AVE SE
75	65	282305	9024	11908 SE 175TH ST
75	65	282305	9026	17100 120TH TER SE
75	65	282305	9030	16720 116TH AVE SE
75	65	282305	9034	16022 116TH AVE SE
75	65	282305	9042	
75	65	282305	9084	16828 128TH AVE SE
75	65	282305	9087	16760 128TH AVE SE
75	65	282305	9093	
75	65	282305	9100	17200 120TH AVE SE
75	65	282305	9114	116TH AVE SE
75	65	282305	9124	17200 116TH AVE SE
75	65	286825	0000	1850 GRANT AVE S
75	65	289260	0038	16802 113TH LN SE
75	65	289260	0040	11426 SE 169TH ST
75	65	289260	0051	11505 SE 168TH ST
75	65	292305	9009	10619 SE 172ND ST
75	65	292305	9011	17440 103RD AVE SE
75	65	292305	9012	10636 SE 174TH ST
75	65	292305	9015	11100 SE 176TH ST
75	65	292305	9017	10828 SE 176TH ST

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	292305	9019	16818 108TH AVE SE
75	65	292305	9022	10930 SE 172ND ST
75	65	292305	9023	
75	65	292305	9030	10900 SE 176TH ST
75	65	292305	9042	17420 106TH PL SE
75	65	292305	9044	17440 103RD AVE SE
75	65	292305	9061	2607 JONES AVE S
75	65	292305	9066	16810 108TH AVE SE
75	65	292305	9072	17418 108TH AVE SE
75	65	292305	9080	16935 116TH AVE SE
75	65	292305	9082	SE 168TH ST
75	65	292305	9088	17440 103RD AVE SE
75	65	292305	9095	
75	65	292305	9102	2640 BENSON RD S
75	65	292305	9110	17426 BENSON DR SE
75	65	292305	9114	17422 BENSON DR SE
75	65	292305	9115	17424 108TH AVE SE
75	65	292305	9125	10715 SE 174TH ST
75	65	292305	9127	17440 103RD AVE SE
75	65	292305	9134	10406 SE 174TH ST
75	65	292305	9143	17223 116TH AVE SE
75	65	292305	9150	10405 SE 172ND ST
75	65	292305	9151	10415 SE 174TH ST
75	65	292305	9158	10622 SE CARR RD
75	65	292305	9160	10700 SE 174TH ST
75	65	292305	9168	
75	65	292305	9174	17300 108TH AVE SE
75	65	292305	9176	10717 SE 172ND ST
75	65	292305	9178	10650 SE 174TH ST
75	65	292305	9197	
75	65	292305	9198	10712 SE CARR RD
75	65	298630	0000	2462 SE 8TH PL
75	65	302305	9034	3401 TALBOT RD S
75	65	302305	9054	3721 TALBOT RD S
75	65	302305	9073	2300 TALBOT RD S
75	65	302305	9109	17200 TALBOT RD S
75	65	302305	9110	400 S 38TH CT
75	65	302305	9111	350 S 38TH CT
75	65	312305	9001	9840 S CARR RD
75	65	312305	9006	601 S CARR RD
75	65	312305	9010	4430 TALBOT RD S
75	65	312305	9022	
75	65	312305	9023	5301 TALBOT RD S
75	65	312305	9025	17916 TALBOT RD S
75	65	312305	9026	17600 TALBOT RD S
75	65	312305	9040	4300 TALBOT RD S
75	65	312305	9041	4600 DAVIS AVE S
75	65	312305	9044	4361 TALBOT RD S
75	65	312305	9051	
75	65	312305	9061	4509 TALBOT RD S
75	65	312305	9065	3901 TALBOT RD S
75	65	312305	9067	4500 TALBOT RD S
75	65	312305	9069	4512 TALBOT RD S
75	65	312305	9073	5200 TALBOT RD S
75	65	312305	9078	401 S 43RD ST
75	65	312305	9085	3901 TALBOT RD S

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	312305	9094	4450 TALBOT RD S
75	65	312305	9102	
75	65	312305	9103	17910 TALBOT RD S
75	65	312305	9111	4300 TALBOT RD S
75	65	312305	9115	
75	65	312305	9126	4445 TALBOT RD S
75	65	312305	9134	17900 TALBOT RD S
75	65	312305	9135	17930 TALBOT RD S
75	65	312305	9136	S 177TH ST
75	65	312305	9152	17906 TALBOT RD S
75	65	312305	9153	4600 DAVIS AVE S
75	65	312305	9158	601 CARR RD
75	65	312305	9159	601 CARR RD
75	65	312305	9160	601 CARR RD
75	65	322305	9016	17605 108TH AVE SE
75	65	322305	9020	18100 107TH PL SE
75	65	322305	9035	19044 108TH AVE SE
75	65	322305	9040	10436 SE CARR RD
75	65	322305	9048	10915 SE 176TH ST
75	65	322305	9053	10500 SE CARR RD
75	65	322305	9054	17816 108TH AVE SE
75	65	322305	9056	10909 SE 176TH ST
75	65	322305	9059	19020 108TH AVE SE
75	65	322305	9063	17605 108TH AVE SE
75	65	322305	9065	17901 108TH AVE SE
75	65	322305	9070	18415 108TH AVE SE
75	65	322305	9079	10043 SE CARR RD
75	65	322305	9081	1111 S CARR RD
75	65	322305	9082	18414 108TH AVE SE
75	65	322305	9084	17604 110TH AVE SE
75	65	322305	9087	17832 108TH AVE SE
75	65	322305	9090	17824 108TH AVE SE
75	65	322305	9091	18002 108TH AVE SE
75	65	322305	9104	17808 108TH AVE SE
75	65	322305	9106	
75	65	322305	9119	17630 108TH AVE SE
75	65	322305	9120	17622 108TH AVE SE
75	65	322305	9132	10827 SE 176TH ST
75	65	322305	9145	19153 108TH LN SE
75	65	322305	9149	
75	65	322305	9154	17725 105TH PL SE
75	65	322305	9156	
75	65	322305	9175	17642 108TH AVE SE
75	65	322305	9188	108TH AVE SE
75	65	322305	9193	17604 108TH AVE SE
75	65	322305	9194	18207 108TH AVE SE
75	65	322305	9201	17636 108TH AVE SE
75	65	322305	9237	10545 SE CARR RD
75	65	322305	9242	17815 105TH PL SE
75	65	322305	9256	
75	65	322305	9260	17815 105TH PL SE
75	65	322305	9270	10827 SE 176TH ST
75	65	322305	9295	17803 105TH PL SE
75	65	322305	9299	10433 SE CARR RD
75	65	322305	9330	17809 108TH AVE SE
75	65	322305	9337	

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	322305	9361	18102 107TH PL SE
75	65	322305	9362	17901 105TH PL SE
75	65	322305	9363	
75	65	322305	9364	
75	65	325947	0000	14100 SE 171ST WAY
75	65	326060	0000	1626 GRANT AVE S
75	65	326115	0000	10824 SE 170TH ST
75	65	332305	9054	12600 SE 192ND ST
75	65	332305	9077	13120 SE 192ND ST
75	65	337675	0000	2223 BENSON RD S
75	65	342305	9001	14725 SE PETROVITSKY RD
75	65	342305	9022	SE PETROVITSKY RD
75	65	342305	9023	18235 140TH AVE SE
75	65	342305	9034	13850 SE 180TH ST
75	65	342305	9047	14616 SE 192ND ST
75	65	342305	9060	17707 140TH AVE SE
75	65	342305	9063	13206 SE 192ND ST
75	65	342305	9096	14700 SE PETROVITSKY RD
75	65	342305	9146	14300 SE PETROVITSKY RD
75	65	342305	9160	14400 SE PETROVITSKY RD
75	65	352305	9001	15030 SE 179TH ST
75	65	352305	9030	18030 162ND PL SE
75	65	352305	9040	14810 SE PETROVITSKY RD
75	65	353010	0000	11002 SE PETROVITSKY RD
75	65	362305	9007	16600 SE PETROVITSKY RD
75	65	362305	9009	17707 SE 184TH ST
75	65	362305	9098	16640 SE OLD PETROVITSKY RD
75	65	380900	0000	10817 SE 172ND ST
75	65	395620	0000	
75	65	395621	0000	
75	65	512690	0210	3217 SE 6TH ST
75	65	512690	0211	3300 MAPLE VALLEY HWY
75	65	512690	0215	3404 MAPLE VALLEY HWY
75	65	512690	0326	3418 SE 6TH ST
75	65	512690	0327	3417 SE 6TH ST
75	65	512690	0505	3500 MAPLE VALLEY HWY
75	65	547930	0000	13950 173RD PL SE
75	65	552920	0000	512 MILL AVE S
75	65	556890	0000	15150 140TH WAY SE
75	65	563590	0000	18700 109TH AVE SE
75	65	619780	0140	18652 116TH AVE SE
75	65	619780	0160	18652 116TH AVE SE
75	65	619840	0020	11651 SE 188TH ST
75	65	638950	0000	15100 SE 176TH ST
75	65	639180	0010	4450 DAVIS AVE S
75	65	639180	0125	4320 DAVIS AVE S
75	65	661480	0000	17583 110TH LN SE
75	65	662340	0107	19049 108TH AVE SE
75	65	662340	0111	19002 108TH AVE SE
75	65	662340	0180	19200 107TH AVE SE
75	65	662340	0181	19235 108TH AVE SE
75	65	662340	0183	19201 108TH AVE SE
75	65	662340	0185	19201 108TH AVE SE
75	65	662340	0189	19238 107TH AVE SE
75	65	662340	0232	19411 108TH AVE SE
75	65	670990	0000	2321 SE 8TH DR

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	692820	0000	1615 S PUGET DR
75	65	719609	0000	17604 134TH LN SE
75	65	719610	0000	17725 133RD PL SE
75	65	722140	0270	606 MILL AVE S
75	65	722140	0281	610 MILL AVE S
75	65	722200	0041	730 S 19TH ST
75	65	722200	0061	701 S 19TH ST
75	65	722200	0070	750 S 158TH ST
75	65	722200	0071	800 S 21ST ST
75	65	722200	0130	1900 TALBOT RD S
75	65	722980	0005	
75	65	722980	0010	
75	65	722980	0015	13619 169TH AVE SE
75	65	722980	0020	
75	65	723000	0010	18239 SE 136TH ST
75	65	723150	0310	412 MILL AVE S
75	65	723150	0320	422 MILL AVE S
75	65	723150	0325	426 MILL AVE S
75	65	723150	0330	430 MILL AVE S
75	65	723150	0445	530 MILL AVE S
75	65	723160	0535	1450 SMITHERS AVE S
75	65	733100	0000	15325 SE 155TH PL
75	65	739890	0000	2020 GRANT AVE S
75	65	756080	0010	17620 SE PETROVITSKY RD
75	65	756080	0015	14202 SE PETROVITSKY RD
75	65	756080	0018	14215 SE PETROVITSKY RD
75	65	756080	0020	14239 SE PETROVITSKY RD
75	65	756080	0025	14201 SE 177TH ST
75	65	761680	0010	17820 TALBOT RD S
75	65	761680	0030	17800 TALBOT RD S
75	65	761680	0050	17722 TALBOT RD S
75	65	761680	0080	17700 TALBOT RD S
75	65	761680	0170	17829 97TH AVE S
75	65	761680	0180	17820 TALBOT RD S
75	65	761680	0220	9656 S CARR RD
75	65	761680	0230	9662 S CARR RD
75	65	761680	0290	17620 TALBOT RD S
75	65	761680	0400	9806 S CARR RD
75	65	761680	0410	9812 S CARR RD
75	65	761680	0420	9822 S CARR RD
75	65	770157	0000	2900 ROYAL HILLS DR SE
75	65	770159	0000	2910 ROYAL HILLS DR SE
75	65	770470	0000	2403 SE 8TH PL
75	65	780416	0000	629 CEDAR AVE S
75	65	793100	0090	5750 TALBOT RD S
75	65	793370	0000	17117 116TH AVE SE
75	65	793890	0000	
75	65	794120	0020	19215 98TH AVE S
75	65	798850	0000	1500 S 18TH ST
75	65	808338	0000	440 S 51ST CT
75	65	813520	0000	1315 S PUGET DR
75	65	855910	0000	4700 TALBOT RD S
75	65	864410	0000	1825 GRANT AVE S
75	65	864411	0000	1111 EAGLE LN S
75	65	864412	0000	1211 THOMAS LN
75	65	864413	0000	1101 S 18TH ST

2021 PHYSICAL INSPECTION - GEO AREA 75				
Geo	NBHD	Major	Minor	Address
75	65	885767	0010	400 S 43RD ST
75	65	885767	0020	400 S 43RD ST
75	65	885767	0040	4009 TALBOT RD S
75	65	885767	0060	400 S 43RD ST
75	65	885767	0070	4033 TALBOT RD S
75	65	885767	0080	400 S 43RD ST
75	65	885767	0090	4011 TALBOT RD S
75	65	885767	0100	400 S 43RD ST
75	65	885767	0110	3915 TALBOT RD S
75	65	885825	0000	4200 SMITHERS AVE S
75	65	889950	0000	1800 GRANT AVE S
75	65	894447	0000	19163 110TH PL SE
75	65	929360	0000	2300 BENSON RD S