

South District Geographic Areas Report

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

Commercial Revalue for 2024 Assessment Roll



SALT WATER STATE PARK, DES MOINES



King County

Department of Assessments

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

201 S Jackson Street, KSC-AS 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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



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201 S. Jackson St., Room 708

Seattle, WA 98104

John Wilson
Assessor

OFFICE: (206) 296-7300 FAX (206) 296-0595

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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 with 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. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an 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 that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you 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

XXX District
2024 Assessment Year



King County 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 727,000 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 1/1/2024

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 2024 revalue year have increased by +3.85%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2024 Assessment Year.

Total South Crew Population - Parcel Summary Data				
	2023	2024	\$ Change	% Change
Totals	\$33,431,970,679	\$34,719,371,898	\$1,287,401,219	3.85%

Identification of the Areas

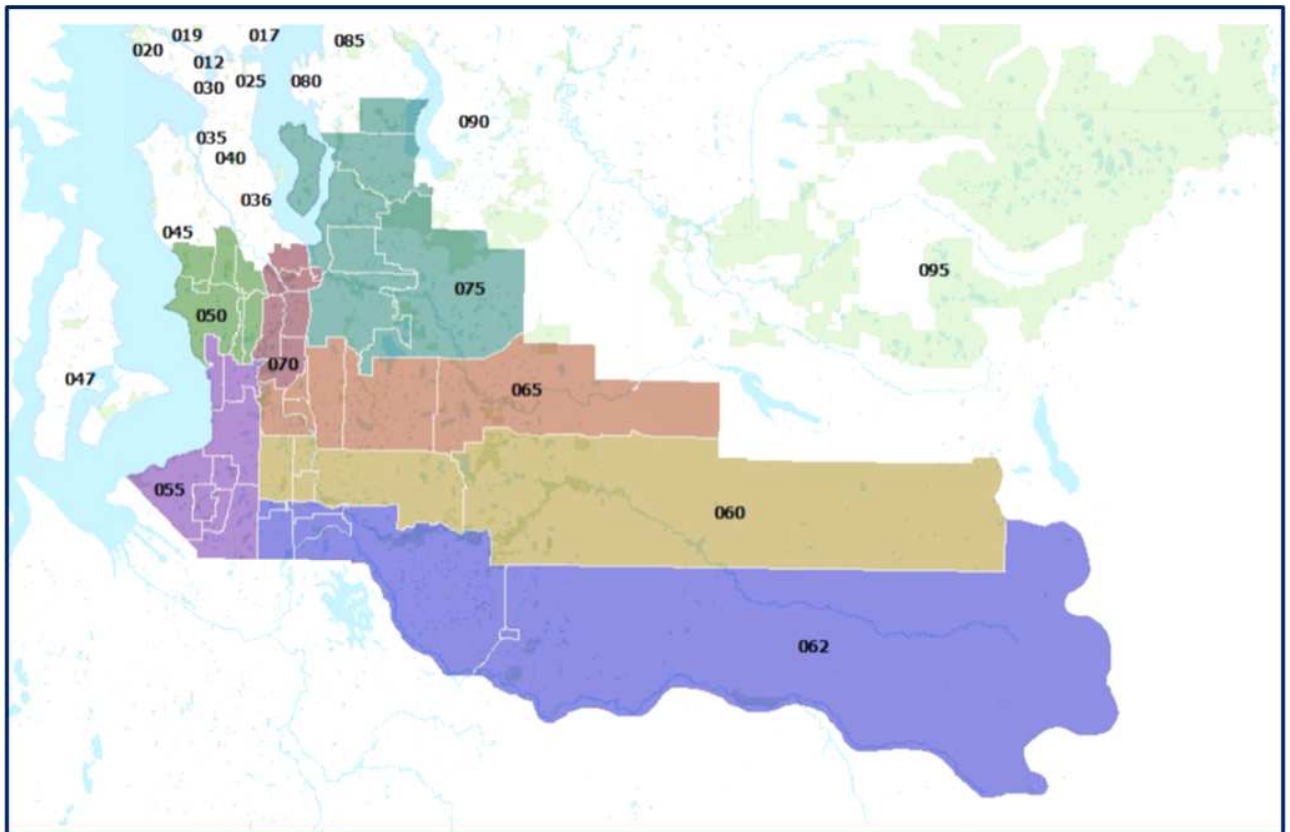
Location – South King County

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 at the beginning of this report. More detailed Assessor's maps are found on the King County Assessor website and the 2nd floor of the King Street Center.



South District Overview

Geographic Area 50

2023 saw different growth areas and stable commercial economic activity in Area 50, especially since the COVID-19 pandemic is behind us. Off International Blvd, the continued expansion of the South Sound Light Rail into Kent has begun to take shape, with a projected opening of 2025. Burien, SeaTac, and Tukwila have embraced new housing and retail space with newer mixed-use projects. Larger, new industrial projects have also been in the pipeline to begin construction and clearing for a new self-storage facility in SeaTac has already started. Demand remains strong for multi-family housing and retail in the vicinity.

Construction has concluded at the NW corner of International and Southcenter Blvd. for the new mixed-use apartment Adara, which features 365 affordable housing units. At the beginning of 2023, groundwork began for a new 108-unit, seven-story apartment building at the former SeaTac fire station site. Bridge Industrial has already started construction for three industrial warehouses totaling 310,000 SF. Lastly, in SeaTac, the reconstruction of the burned-down auto repair off International Blvd. and 211 St is near completion. In the multi-family sector in the City of Burien, KINECT finished its downtown work for its new mixed-use project, which has opened. In contrast, near SW 150th and 8th, a new six-story supportive housing project with 95 studios began construction for low-income housing. Meanwhile, the markets within Normandy Park remained stable, and the only new construction was the new pumps for the 76-gas station in the Normandy Park Towne Center.

2023 Commercial rents within Area 50 remained stable. Retail rents and values increased due to low vacancies. Suburban markets continue to thrive, and while some businesses closed, most buildings retained their tenants or replaced lost lessees swiftly. Recovery has eluded International Blvd., as the impact of lower travel remains. Owner-user and smaller-size buildings generally saw significant value increases as they remained desirable properties. Overall, the area is in a position of strength and resilience.

Geographic Area 55

Geographic Area 55 is the southwest corner of King County, which includes the cities of Federal Way, Des Moines, the West Hill of Kent, a portion of Milton and unincorporated King County. Area 55 contains eight neighborhoods with a total of 1835 parcels.

The overall market has been strong in this area, except for the office sector, which is experiencing difficulties across the county. Conversations with Real Estate brokers indicate the current trends in the office market, such as tenants facing renewals, downsizing the space, or not renewing leases altogether. Companies have discovered the ability to conduct business virtually since the pandemic, creating downward pressure on rents, an increased risk as office space is currently in low demand, and ultimately decreasing sales prices.

The Link Light Rail extension to Federal Way continues to influence the area as construction progresses. The light rail has positively influenced retail as the land around the stops becomes more desirable for foot traffic. Retail rents and sales prices are rising. Residents commuting to Downtown Seattle can live in this area as the light rail eases access. Housing demand in Federal Way should increase as options are more affordable.

Interestingly, the multi-family sector sees increasing rents and rising cap rates, resulting in sales prices. This is likely a result of escalating interest rates, which puts upward pressure on cap rates across all commercial properties. The cost of money is the highest in over twenty years. The 2023 sales volume was down nearly 40% from the previous year.

The following charts summarize CoStar year-end metrics for Des Moines and Federal Way:

2023 Year End Metrics (Des Moines)				
	Office	Retail	Industrial	Multi-Family
Absorption	↘ (Slight decrease)	↑ (Increase)	↓ (Decrease)	↑ (Increase)
Rental Rate	↘ (Slight decrease)	↑ (Increase)	↑ (Increase)	↑ (Increase)
Vacancy Rate	↘ (Slight decrease)	↓ (Decrease)	↑ (Increase)	↑ (Increase)
Capitalization Rate	↑ (Increase)	↔ (Stable)	↑ (Increase)	↑ (Increase)
Sale Price	↓ (Decrease)	↑ (Increase)	↑ (Increase)	↓ (Decrease)

The Federal Way Link Light Rail expansion has updated the completion estimate of 2025/2026. The following is a video showing progress at the end of 2023. <https://www.youtube.com/watch?v=MVCK4Z-aG40&t=3s>. The progress of the light rail can be seen along Interstate 5 as the light rail expansion takes shape. In general, land near the light rail stations has seen increased demand in the form of land speculation and redevelopment. The light rail extension provides Southwest King County greater accessibility to other parts of the region, such as SeaTac Airport, Downtown Seattle, and eventually North Seattle, Bellevue, and the University of Washington. For more information, refer to federalwaylink.org.

Land values have increased significantly in this area as prices remain more affordable than in major urban areas. Many sales are redevelopment projects such as Pattinson’s Skating Rink and Bally’s Heath and Tennis Club, which will become multi-family developments. Pape Kenworth Northwest has a new industrial development in Federal Way. The Bridge Point I-5 industrial park is in the second phase of development now that Phase I is complete. The project will span 117 acres and contain roughly 1.9M square feet over five buildings. The following is an aerial view rendering of the completed project:



Geographic Area 60

Area 60 consists of the Cities of Auburn north of SR 18 and Black Diamond and the unincorporated King County to the east. This area is known for Emerald Downs, Pacific Racetrack, and Green River College. Geographic area 60 is at the south end of King County.

The City of Auburn has two sizeable new warehouse distribution projects. The first one is Prologis, which is 100% complete and contains 200,393 square feet. The second one is Carpinito, which is 70% complete and includes 105,176 square feet. Pacific Racetrack has finished its third storage warehouse building, which is 40,000 square feet, and all three buildings total 120,000 square feet. Divine Court is a mixed-use project with 98 apartment units and is now complete.

Black Diamond has one flex building, a 50% complete warehouse distribution center consisting of 8,216 square feet, though there are three more proposed buildings.

This area is experiencing limited development due to high interest rates and construction slowdown. The assessed land value rose by 6.36%, and the total property value increased by 13.42%. Most of the new construction was in the warehouse sector, which is currently experiencing minor overdevelopment.

Geographic Area 62

Area 62 encompasses the large geographic area of southeastern King County. It includes both suburban and rural areas in King County. It includes both suburban and rural communities. The population within Area 62 is a mix of the newer, suburban, older, working-class, and rural communities. Newer communities tend to reflect stereotypical suburban enclaves. The older communities largely reflect their working-class roots, including day laborers and smaller farming, mining, and logging towns that were pervasive in the early 1900s. Each neighborhood is unique; thus, commercial development is more diverse in this area than in many other places within King County.

Generally speaking, there are three distinct markets within the six neighborhoods of Area 62: industrial, suburban, and rural. The type of commercial property encountered varies significantly from neighborhood to neighborhood.

The commercial properties in neighborhood 10 include the cities of Algona and Pacific. This area is mainly comprised of industrial properties and lower to middle-income single-family residences. It has a small historical district and a minor commercial corridor with newer offices and retail properties.

Neighborhoods 20 and 30 include the southern portion of Auburn. Neighborhood 20 is south of SR 18 and covers the western half of Auburn with numerous multifamily and commercial services properties, including The Outlet Collection, a large retail shopping mall. Southeastern Auburn is contained in Neighborhood 30. Its commercial market primarily consists of office and retail spaces and a portion of the area west of the Muckleshoot Indian Reservation.

Neighborhoods 40, 50, and 60 include Enumclaw and unincorporated communities.

Industrial properties values continued to rise during this revalue cycle. The “Kent Industrial Valley” has expanded southward, as warehouses and storage facilities have increased in value along the I-5 corridor. In addition, lower-cost multifamily properties also experienced significant value increases. Affordable housing has become scarcer in the larger metropolitan areas, and people are moving to more affordable locales. Of the twenty-four 24 mobile home parks in area 62, three have sold over the last three years.

Numerous medical offices have been sold in this Area. The value increases are attributed to demand, as more services are needed due to population increases.

Geographic Area 65

Area 65 is east of Hwy 167 and extends to southeast King County. It encompasses Kent, Covington, Maple Valley, and unincorporated southeast King County. Commercial spaces within the industrial, office, and retail markets include small to mid-sized warehouses, business offices,

retail, and mixed-use apartment buildings. Each market is unique, as the type of commercial property encountered varies significantly depending on the neighborhood.

In Kent, most upcoming and current developments are multi-family mixed-use projects concentrated around the Kent Station Urban Village and Meeker Street. The Urban Village offers a variety of dining, retail, and entertainment options and is close to the Sound Transit rail station. Another notable project is the Prose Kent Station Apartments, located off Central Avenue and within walking distance of Kent Station and other mass transit. This 5-story mixed-use multi-family housing project consists of 194 units with 10,270 square feet of commercial space on the ground floor and opened in April of 2024. Meeker Street is the west entry corridor to the City of Kent's downtown. It travels through a large commercial area and then passes underneath SR 167. Growth is encouraged along this corridor and has expanded with the development of The Beverly Residences, an eight-story, 316,801-square-foot mixed-use project comprising 252 apartment units and 16,000 square feet of commercial space.

Covington and Maple Valley, located east of Kent, have vibrant retail cores and communities that continue to attract people, driving demand for additional retail expansion and residential and mixed-use commercial developments. One such project is Covington Commons, which will have eleven buildings on an 8-acre site, 256 residential units in nine garden-style apartment buildings, and one five-story podium-style mixed-use improvement with retail and commercial space on the main floor. Another development is Monarch, located in the Four Corners area of Maple Valley, which will contain 204 residential units and 18,100 square feet of retail space. Construction on Phase II of the Marquee, a 5-acre commercial and residential development located near Four Corners, was completed in 2023 and consists of two multi-family residential buildings, retail and office space, and a Senior Living Community.

Retail and Industrial rents increased by 4.5% and 8%, respectively, in 2023, while office rents remained stable. Office vacancies increased by 3.3% as businesses continued to adjust to work-from-home policies, and retail vacancy rates remained steady. Industrial vacancies experienced the most significant increase, from 5.1% to 7.4%, as supply continued to outpace demand in the area.

Overall, the total value for commercial real estate in Area 65 rose by 2.16%. Over fifty percent of the 23 improved sales for 2023 were buildings under 10,000 square feet, with office buildings and retail parcels experiencing the most sales activity for the year, followed by industrial properties.

Geographic Area 70

Area 70's main vicinities are Downtown Renton, Tukwila Southcenter, the industrial Kent Valley, and Unincorporated King County south of Seattle.

Renton - Many projects were completed in 2022 and 2023, adding multi-family and mixed-use properties. The trend continues for developments slated to be finalized by 2025. The old Renton

City Hall properties will be completed, with multi-family and ground-floor retail additions and a parking structure. Cedar River Apartments is a 481 multi-family structure with ground-floor retail that will add a third phase for a medical office building. Triton Towers is building five new buildings with 887 residential units and more office space in this multi-phased project. Longacres, formally owned by Boeing, is repurposing the office campus for the Sounders Soccer team and new residential units, retail, dining, and recreational amenities.

Tukwila - The old Act III Theater was sold for land value, and the purchasers intend to construct a new industrial building to replace the former structure. The Southcenter area has seen many land purchases over the last four years, which were eventually developed into hotels, memory care, and senior living facilities. Most property purchases have been made strictly for redevelopment.

Kent - Most new projects have been for industrial or multi-family uses. The old Maralco site will be developed into a new 178,000-square-foot industrial building. Construction continues the Federal Way Link Extension for the light rail from SeaTac via Federal Way to Kent Station.

Retail vacancies remain low because of steady demand. Industrial construction has been robust, and many projects are nearing completion, though not all are leased, and vacancies have ticked up. Offices remain problematic, and vacancies remain high in Renton and Tukwila, though Kent vacancies have decreased somewhat and are holding steady. Office and retail capitalization rates are stable, and industrial caps are increasing.

Geographic Area 75

Area 75 is comprised of the cities of Mercer Island, Bellevue, Newcastle, Renton, and portions of unincorporated King County. It is one of the most geographically diverse areas of King County in terms of territorial jurisdiction, locations, commercial property types, and demographics.

Mercer Island's recent zoning update for its town center to allow the development of up to 5 stories has generated multiple high-dollar land sales in recent years from prospective builders. The \$3.7 billion East Link Project has also helped generate demand for real estate on the island in anticipation of the mass transit hub. The expansion will connect the Link Light Rail from downtown Seattle to the Eastside with stations serving Mercer Island, south Bellevue, downtown Bellevue, Bel-Red, and Redmond's Overlake area. The expected opening date has been updated to spring 2025. Economic uncertainty and high interest rates seem to have impacted development on the island. New construction is currently scarce, but remodeling and TI work continues.

Suburban Bellevue continues 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 the largest employers) to Seattle. However, Bellevue's future has looked much more promising in recent years. This change was propelled by a confluence of factors that make Bellevue a more business-friendly environment. All of Amazon's recent development has shifted

from Seattle to the Bellevue CBD, many other major tech companies are following suit. While the pandemic and subsequent work-from-home policies have slowed some of this growth, Bellevue has seen much less of an impact than Seattle. Office vacancy remains above 18% in the downtown Seattle core; Bellevue has seen more stability, with vacancy in the downtown area at 14% and 9% in suburban Bellevue. The I-90 corridor, however, has been a different story. Office vacancy here was approximately 30-40% at the start of 2024.

Newcastle has benefitted from the Avalon Bay development, the largest parcel of developable land in the neighborhood, if not the entire Newcastle and Bellevue areas. Avalon Bay Communities is building 900 residences ranging from high-end single-family townhouses to midrise apartment residences and 49,000 SF of restaurants and shopping for the area. At the beginning of 2024, construction was well underway, and several apartments and townhomes are now available, along with restaurants and a medical clinic.

Renton saw robust development in recent years. South Lake Washington emerged as a hotbed of activity after several office and hotel buildings were constructed. The Southport complex is a state-of-the-art center geared towards high-tech tenants. It comprises three nine-story office towers with 724,520 gross square feet of office area and 10,400 square feet of retail. The development also includes a Hyatt hotel with a lake-view restaurant and an apartment complex. Buildings one and two were completed in 2018, and building three was finalized in 2020. The timing of this development's completion could not have been worse due to the pandemic. The development remains largely unoccupied four years later. The owners were forced to sell at auction in 2023 for a substantial loss. Although Southport has yet to secure a major tenant, developers remain bullish and continue buying land there. In addition to the other recent neighboring hotel development, there were plans for a water taxi to connect Renton to South Lake Union that was set to launch in 2024. With the stagnation of The Landing's office market, these plans might be on hold for now.

Total Value Overview

The commercial real estate market has had a delayed reaction to the value decreases seen in the Residential sector in 2022 and 2023. The work-from-home tempo continues to impact office properties, and they were generally given conservative values again this year. Many properties, such as retail, restaurants, medical/dental, and service garages, saw value increases that ranged from moderate to significant. Industrial properties remain healthy as online shopping persists, though vacancies increased somewhat due to new construction deliveries. High interest rates are problematic, but the region remains economically viable, and moderate growth and development remain stable. Fewer sales were seen in 2023, though values still inched slightly higher than last year.

Analysis Process

Effective Date of Appraisal: January 1, 2024

Date of Appraisal Report: May 24, 2024

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 multi-story 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 01/01/2021 to 12/31/2023 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

South King County remains a mecca for investors looking for lower-priced land that is ripe for development. The south commercial crew is still seeing mainly property value increases due to its location, abundance of industrial zoning, and lower land prices than other parts of King County. Regardless of higher interest rates and economic uncertainties, Seattle and Bellevue prices remain high and priced out by investors looking for moderate land prices. Demand for industrial space endures, though vacancies have inched up in this sector due to new construction deliveries. Because of E-commerce, warehouse space is a business necessity for online retailers. The Kent Valley is a popular spot to build and redevelop warehouse facilities.

The lack of affordable housing remains a pressing concern, and investors are tuned in to meet this demand by investing in South King County, where, once again, land is cheaper than in the central or northern part of the county. Though Seattle and Bellevue land prices remain elevated, multi-family development continues throughout the county, although it is especially attractive in the south end. Several cities are allowing additional housing units on single-family lots, and this trend is expected to expand out of the central part of the county. Demand for neighborhood shopping centers endures, and retail benefits as vacancies remain low and rents are rising. Most importantly, the public is looking at the former COVID-19 restrictions in the rear-view mirror, and demand for in-person services is strong.

The predicted national recession has yet to materialize, and King County remains an attractive bastion for investment. Demand for general commercial space has strongly decelerated in the office sector, although other sectors' values are holding steady or seeing slight increases. Retail has outperformed others due to consumer demand and low new construction deliveries. Multi-family vacancies are inching up, though rents are still rising. The industrial sector performs well, but new construction deliveries have generated an increase in vacancy rates. For the 2024 assessment year, overall values for the Commercial South Crew increased by 3.86%.

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 1/1/2021 to 12/31/2023. Four hundred and sixty-five 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 homes, 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 marketplace 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 South 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 2024						
Source	Date	Location	Office	Industrial	Retail	Remarks
				-	8.50% - 12.00%	Power Center – 2 nd Tier Properties
				-	8.00% - 11.00%	Power Center – 3 rd Tier Properties
				-	5.60% - 8.00%	Neigh/Comm. Ctr. – 1 st Tier Properties
				-	7.00% - 9.80%	Neigh/Comm. Ctr. – 2 nd Tier Properties
				-	7.80% - 10.80%	Neigh/Comm. Ctr. – 3 rd Tier Properties

SEATTLE / REGIONAL CAP RATES 2024							
Source	Date	Location	Office	Industrial	Retail	Remarks	
IRR: Viewpoint for 2024	Year-end 2023	West Region	7.04%	-	-	<u>Institutional Grade Properties</u>	
			7.60%	-	-	CBD Office – Class A	
			7.14%	-	-	CBD Office – Class B	
			7.71%	-	-	Suburban Office – Class A	
			-	6.20%	-	Suburban Office – Class B	
			-	5.68%	-	Flex Industrial	
			-	-	6.54%	Industrial	
			-	-	6.59%	Community Retail	
PWC Real Estate Investment Survey	4Q 2023	Seattle	6.00% - 9.00%	-	-	Office	
			Pacific NW Region	6.25% - 12.00%	-	-	Office
				-	4.50% - 6.50%	-	Warehouse
ACLI	4Q 2023	Seattle – Bellevue - Everett MSA	7.65%	---	---	All Classes	
		Pacific Region	7.40%	5.08%	6.82%	All Classes	
Newark V&A North America Market Survey	2024	Seattle	6.00%	5.00%	5.75%	Office CBD Class A	
			8.50%			Office CBD Class B	
			6.00%			Office Suburban Class A	
			8.50%			Office Suburban Class B	
			6.25%			Grocery Anchor Strip Class A	
			6.50%			Grocery Anchor Strip Class B	
7.00%	Unanchored Strip Class A						
5.50%	Unanchored Strip Class B						
						Warehouse Logistics Class A	
						Warehouse Logistics Class B	

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2023

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey	H2 2023	Seattle	4.75% - 5.25% 5.00% - 5.50% 5.00% - 5.50% 5.50% - 6.00%		Infill – Class A Infill – Class A Value-add Suburban – Class A Suburban – Class A Value-add
CBRE – U.S. Cap Rate Survey - Report	Q3 2023	National		8.00%	All Hotels
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2023	Seattle West Region	5.80% - 4.80% - 6.00% 6.00% - 9.00% 6.50% - 9.50% 4.80% - 7.00% 7.30% - 8.50% 6.80% - 9.40% -	- 8.10% - - - 7.00% - 10.00% 8.00% - 10.20% 9.00% - 11.00%	Apartments – All Classes Hotels – All Classes Apartments – 1 st Tier Properties Apartments – 2 nd Tier Properties Apartments – 3 rd Tier Properties Student Housing – 1 st Tier Properties Student Housing – 2 nd Tier Properties Student Housing – 3 rd Tier Properties Hotels – 1 st Tier Properties Hotels – 2 nd Tier Properties Hotels – 3 rd Tier Properties
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2023	National	4.50% - 6.50 % 5.00% - 6.20%	7.00% - 9.00%	Apartment Student Housing Hotel – All Categories, excluding Luxury Tier
IRR: Viewpoint for 2024	Year-end 2023	Seattle	5.00% 5.25% 5.25% 5.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
IRR: Viewpoint for 2024	Year-end 2023	West Region	4.98% 5.33% 5.09% 5.50%	- - - -	Urban Class A Urban Class B Suburban Class A Suburban Class B
PWC Real Estate Investment Survey	Year-end 2023	National	- - - 6.15%	7.00% - 10.00% 9.00% - 12.00% 4.50% - 10.00% 7.50% - 10.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service Student Housing
PWC Real Estate Investor Survey	4Q 2023	Pacific Region	5.04%		Apartments
CoStar	4Q 2023	KC	4.81% 4.60% 4.50% 5.00%		Apartments All Classes Apartments Class A Apartments Class B Apartments Class C
ACLI	4Q 2023	Seattle-Bellevue Everett	5.29%	----	All Classes
		Pacific	5.42%	—	All Classes
ACLI	4Q 2023	National	5.59% 5.78% 5.43% 5.90%	8.43% 9.16%	All Classes Less than 200 units 201 to 400 units 401 to 600 units All Hotels Classes Less than 200 units
Newark V&A North America Market Survey	2024	Seattle	4.25% 4.50% 4.50% 4.75%		Multi-family Class A Multi-family Class B Multi-family Suburban Class A Multi-family Suburban Class B

WEST / NATIONAL CAP RATES 2023						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2023					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	6.00% - 9.00% 6.50% - 10.00%	- - 4.70% - 6.50%	- - -	Office CBD Suburban Office Warehouse R&D Flex Regional Mall Power Center Neigh/Comm. Ctrs.
			- - - -	6.00% - 9.00% 6.00% - 9.00%	- -	
			- -	- -	6.00% - 8.60% 6.50% - 9.00%	
			-	-	5.80% - 9.00%	
IRR: Viewpoint 2023 Commercial Real Estate Trends report	Yr. End 2023	National	7.81% 8.48% 7.91% 8.58%	- - - 6.92%	- - - -	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Community Retail Neighborhood Retail
			- -	6.40% -	- 7.23%	
			-	-	7.23%	
ACLI	4Q 2023	National	7.47% 7.32% 7.16% 8.01% 7.18%	5.50% 6.57% 6.51% 5.62% 5.42%	7.31% 7.33% 7.40% 7.04% 7.46%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC Real Estate Investor Survey	4Q 2023	National	4.50% - 10.00% 5.00% - 8.00% 6.00% - 10.25% 5.25% - 10.00%	- - - - 3.00% - 7.00%	- - - - -	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
			- -	- -	5.00% - 14.00% 5.50% - 7.50%	
			-	-	5.25% - 10.00%	
			-	-	6.25% - 9.00%	
The Boulder Group: Net Lease Market Report	4Q 2023	National	7.55%	7.00%	6.35%	Overall (Average)
Newark V&A North America Market Survey	2024	National		5.05% 6.05% 6.50%	5.62%	Quick Service Restaurant Self-Storage Class A Self-Storage Class B Self-Storage Class C

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 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 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. There was a total of 490 sales but only 465 were used in the ratio studies. 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: **490**
- Range of Sales Dates: **01/1/2021– 12/31/2023**

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.

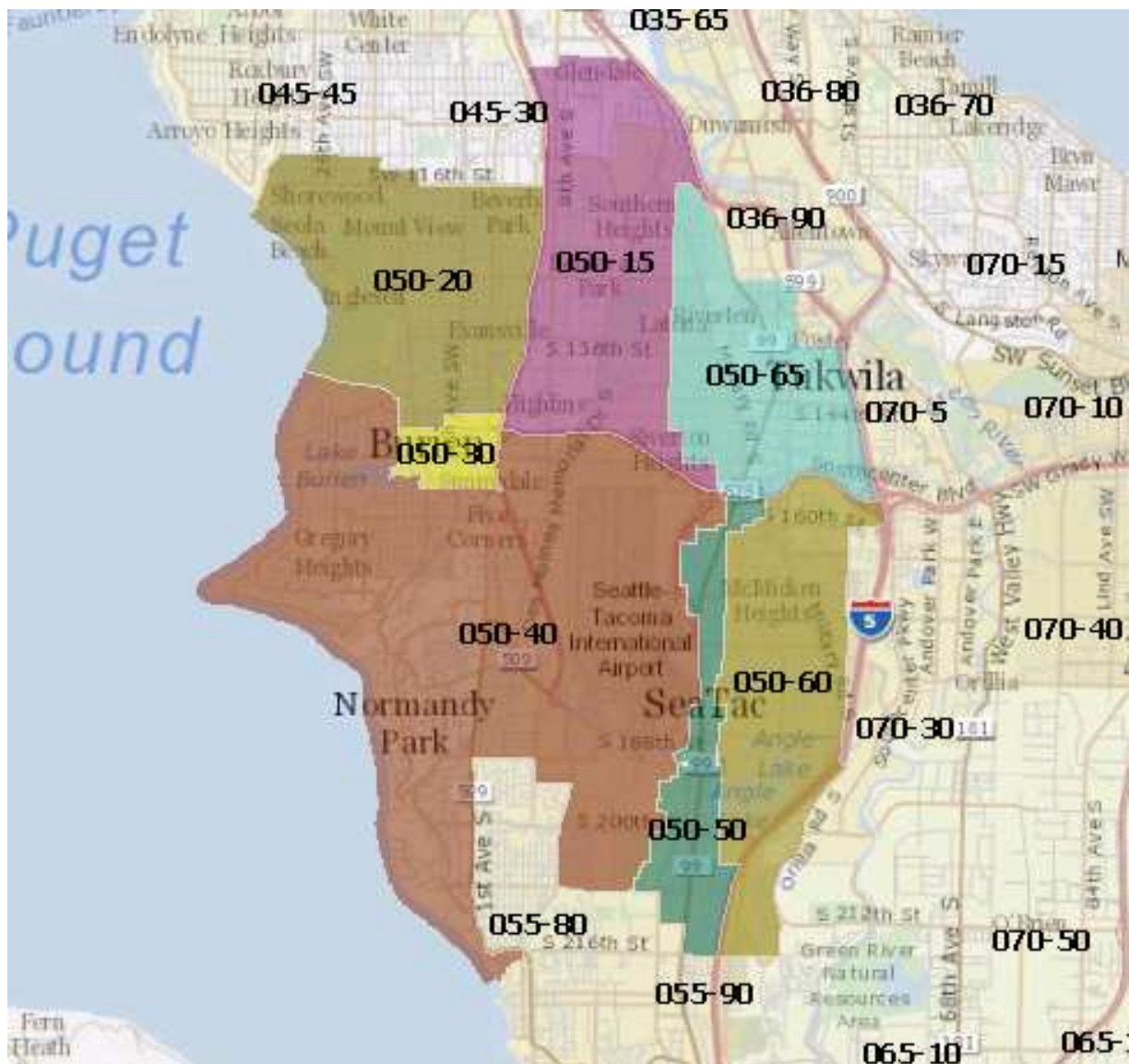
Area 50

Name or Designation

- **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



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	15	Boulevard Park North	243	1780	13.65%
Geographic Area 50 Physical Inspection Totals			243	1780	13.65%

Land Value

Overall land values in Area 50 increased by 2.70%. Land prices seem to have stabilized after increasing consistently over the past few years in the Burien/SeaTac area. The area has experienced only a modest increase in land sales. The total recommended assessed land value for the 2024 year is \$3,910,429,800, an increase from the 2023 assessment of +2.70%.

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	2023	2024	% Change
50-15	\$351,138,300	\$361,306,400	2.81%
50-20	\$223,427,700	\$225,525,100	0.93%
50-30	\$192,474,300	\$198,874,100	3.22%
50-40	\$1,557,342,500	\$1,591,844,400	2.17%
50-50	\$909,652,700	\$947,694,800	4.01%
50-60	\$273,982,500	\$278,532,100	1.63%
50-65	\$299,678,100	\$306,652,900	2.27%
Total	\$3,807,696,100	\$3,910,429,800	2.70%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing 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	Parcel Ct	Ver. Code	Remarks
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	Vacant(Single-family)	1	Y	
050	015	092304	9246	52,325	3240255	\$1,000,000	06/05/23	\$19.11	Vacant Land	CC-2	Vacant(Commercial)	2	Y	
050	015	092304	9330	23,600	3196310	\$25,000	06/14/22	\$1.06	Vacant Land - Topography/Creek	RS-7200	Vacant(Multi-family)	1	Y	
050	015	098500	0610	38,184	3252123	\$1,383,460	08/29/23	\$36.23	Vacant Land - Econ Unit w/Minor -0605	CC-2	Vacant(Commercial)	3	Y	
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y	
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	0860	21,246	3203693	\$500,000	07/27/22	\$23.53	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	1165	7,743	3223654	\$270,000	01/11/23	\$34.87	Vacant Land	CI	Vacant(Commercial)	1	Y	
050	020	433140	0015	8,960	3174921	\$230,000	02/24/22	\$25.67	Vacant Land	O	Vacant(Commercial)	1	Y	
050	020	433140	0055	20,726	3156652	\$300,000	10/29/21	\$14.47	Mission Baptist Church	O	Church/Welfare/Relig Srvc	2	Y	
050	020	788960	1220	2,439	3238428	\$368,000	04/26/23	\$150.88	Storage Garage	RM-48	Shell Structure	1	Y	
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	Parking(Assoc)	4	Y	
050	030	189940	0290	16,111	3172797	\$1,900,000	02/04/22	\$117.93	Burien Professional Center	DC	Office Building	1	Y	
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Municipal Parking	DC	Vacant(Commercial)	2	29	seg/merge after sale; not in ratio
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	Retail Store	2	Y	
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	Vacant(Commercial)	1	Y	
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	Vacant(Industrial)	2	Y	
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	Vacant(Commercial)	1	Y	
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	Vacant(Industrial)	3	Y	
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	2	Y	
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	1	Y	
050	040	768620	0890	82,827	3148619	\$2,010,540	09/23/21	\$24.27		I	Vacant(Industrial)	6	Y	
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	Vacant(Industrial)	1	Y	
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Building	I	School(Public)	2	Y	
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	050	092204	9288	104,462	3221563	\$9,450,000	12/08/22	\$90.46	Vacant Land	CB-C	Vacant(Commercial)	3	Y	
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	050	344500	0140	77,086	3224858	\$3,250,000	01/31/23	\$42.16	Vacant Land:	RBX	Vacant(Commercial)	1	Y	
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MOTEL	NCC	Vacant(Commercial)	1	Y	
050	065	004300	0240	16,216	3192813	\$92,000	05/25/22	\$5.67	Vacant Land	MDR	Vacant(Multi-family)	1	Y	
050	065	092304	9039	37,900	3183821	\$550,000	04/12/22	\$14.51	Vacant Land	O	Vacant(Commercial)	1	Y	
050	065	092304	9117	270,102	3231250	\$1,200,000	03/25/23	\$4.44	Johnny's Auto Body	C/LI	Service Building	3	Y	
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	Vacant(Commercial)	1	Y	

Ratio Analysis

- Number of Sales: 73
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$ 1,573,500	\$ 1,736,900	90.60%	14.05%	19.50%	1.00%
2024 Value	\$ 1,683,900	\$ 1,736,900	96.90%	10.30%	12.94%	1.02%
Change	\$ 110,400		6.30%	-3.75%	-6.56%	0.02%
% Change	7.02%		6.95%	-26.69%	-33.64%	2.00%

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

Number of Parcels in the Ratio Study Population: 986, excluding Specialties.

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

Value Range			
Property Type	Range		Unit of Measure
Garage/Service Repair (small)	\$225	\$300	Per Sq Ft
Retail Buildings (small)	\$215	\$550	Per Sq Ft
Office Buildings (small)	\$260	\$350	Per Sq Ft
Mobile Home Parks (RV pads)	\$55,000	\$55,000	Per Pad
Mobile Home Parks (MH pads)	\$85,000	\$95,000	Per Pad

Total Value

Application of the recommended values for the 2024 assessment year of Area 50 results in a total change from the 2023 assessments of +1.23% in Geographic Area 50. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$5,717,194,900	\$5,787,504,600	\$ 70,309,700	1.23%

Area 50 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

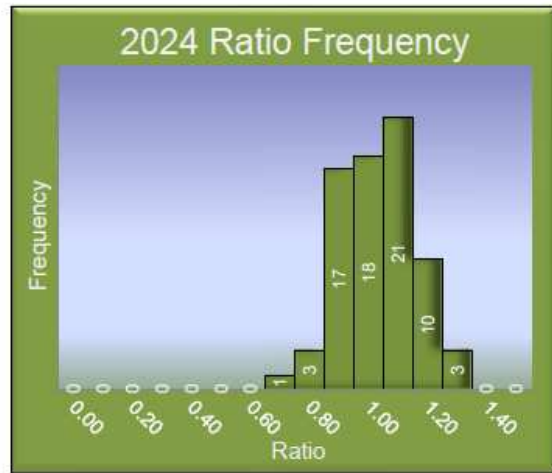
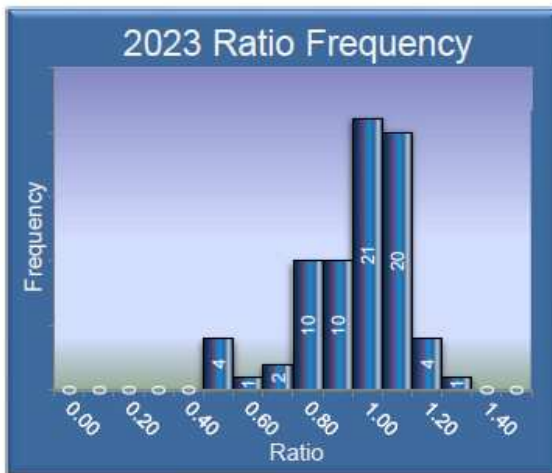
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	73
Mean Assessed Value	1,573,500
Mean Adj. Sales Price	1,736,900
Standard Deviation AV	1,836,109
Standard Deviation SP	1,988,985
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.905
Median Ratio	0.947
Weighted Mean Ratio	0.906
UNIFORMITY	
Lowest ratio	0.4529
Highest ratio:	1.2709
Coefficient of Dispersion	14.05%
Standard Deviation	0.1765
Coefficient of Variation	19.50%
Price Related Differential (PRD)	1.00

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	73
Mean Assessed Value	1,683,900
Mean Sales Price	1,736,900
Standard Deviation AV	1,879,883
Standard Deviation SP	1,988,985
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.989
Median Ratio	0.995
Weighted Mean Ratio	0.969
UNIFORMITY	
Lowest ratio	0.6866
Highest ratio:	1.2696
Coefficient of Dispersion	10.30%
Standard Deviation	0.1279
Coefficient of Variation	12.94%
Price Related Differential (PRD)	1.02



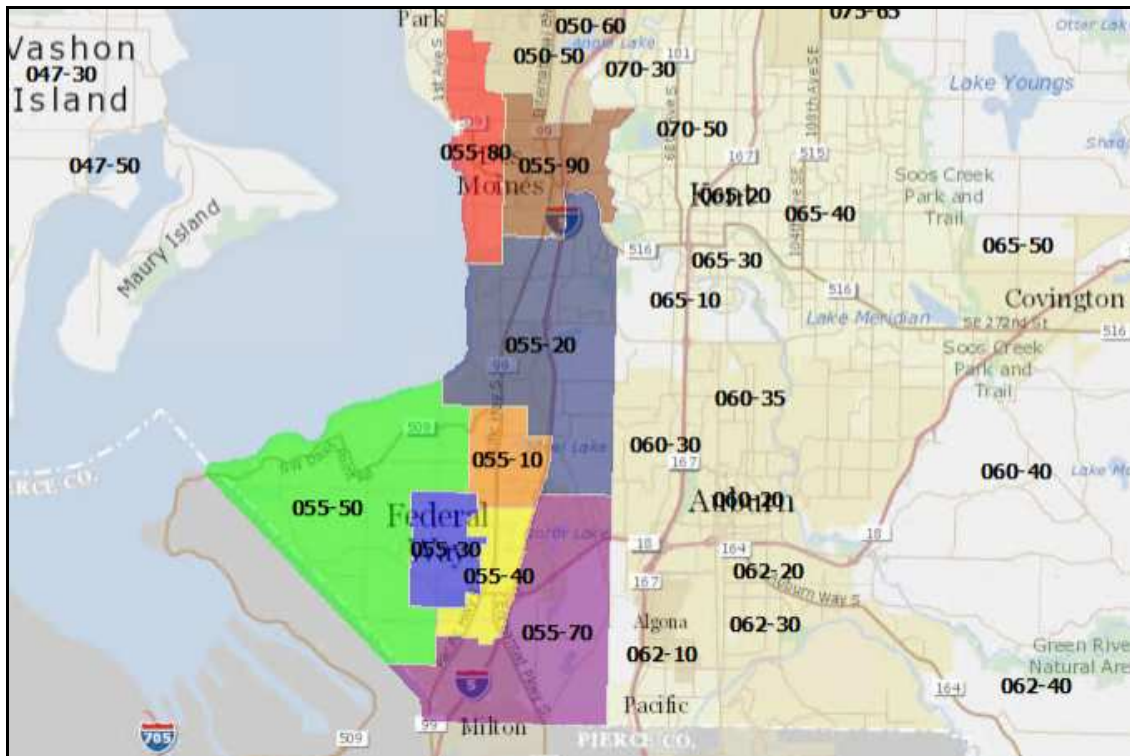
Area 55

Name or Designation

- **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



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
55	10	North Federal Way	295	1835	16.08%
55	30	West Campus	299	1835	16.29%
Geographic Area 55 Physical Inspection Totals			594	1835	32.37%

Land Value

Overall land values in Area 55 increased by 22.26%. Neighborhood 70 for the second year in a row, experienced the greatest percentage change in its land valuation due to a combination of the new Bridge development project and the low parcel count. The total recommended assessed land value for the 2024 assessment year is \$3,873,538,665 and results in an increase from the 2023 assessment of \$3,168,323,600.

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	2023	2024	% Change
55-10	\$595,622,200	\$706,835,500	18.67%
55-20	\$471,834,400	\$588,047,365	24.63%
55-30	\$339,696,000	\$402,479,000	18.48%
55-40	\$534,942,900	\$638,224,700	19.31%
55-50	\$311,025,700	\$400,818,000	28.87%
55-70	\$252,500,500	\$344,145,500	36.29%
55-80	\$168,831,400	\$187,488,800	11.05%
55-90	\$493,870,500	\$605,499,800	22.60%
Total	\$3,168,323,600	\$3,873,538,665	22.26%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood. The following list of sales 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	Parcel Ct.	Ver. Code	Remarks
055	010	042104	9257	185,708	3265485	\$1,100,000	12/22/23	\$5.92	VACANT COMMERCIAL	BC	Vacant(Commer	1	Y	Steep slopes, large area unusable
055	020	304020	0074	13,577	3252377	\$490,000	09/01/23	\$33.14	Vacant MFR Land	RM3600	Vacant(Multi-fan	1	Y	Destroyed property, likely some imp value
055	090	222204	9113	545,109	3252352	\$10,900,000	09/01/23	\$20.00	VACANT COMMERCIAL (WETLAND)	MCR	Vacant(Commer	2	Y	Wetlands, likely future mixed-use dev
055	020	551560	0086	42,688	3244861	\$16,000	07/03/23	\$0.37	VACANT MULTI-FAMILY	R18P	Vacant(Multi-fan	1	Y	Land hold
055	040	889700	0015	21,537	3244924	\$775,000	06/30/23	\$35.98	CAR WASH (6 BAYS)	CE	Car Wash	1	Y	Potential redevelopment
055	090	250060	0251	35,212	3234509	\$2,275,000	04/22/23	\$64.61	VACANT COMMERCIAL	PR-C	Vacant(Commer	1	Y	Potential commercial development
055	030	172104	9038	261,360	3224914	\$4,650,000	01/31/23	\$17.79	(FORMER) BALLY'S HEALTH AND TENNIS CL	OP	Health Club	1	Y	Future townhouse development
055	040	202104	9119	13,886	3212517	\$500,000	10/04/22	\$36.01	J&M Exhaust & Auto Repair	CE	Service Building	1	Y	Future redevelopment to multi-family
055	040	202104	9120	2,074	3212516	\$1,000,000	10/04/22	\$482.16	VACANT LAND	CE	Vacant(Commer	1	Y	Future redevelopment to multi-family
055	040	202104	9137	93,919	3212518	\$4,900,000	10/04/22	\$52.17	PATTISON'S WEST SKATING CENTER	CE	Skating Rink(Ice/	2	Y	Future redevelopment to multi-family
055	090	272420	0890	2,850	3190702	\$28,000	05/17/22	\$9.82	VACANT MULTIPLE	PR-R	Vacant(Multi-fan	1	Y	Land hold
055	040	797880	0080	59,782	3188315	\$1,870,000	05/02/22	\$31.28	Master Na's Martial Arts	BC	Retail Store	2	Y	Interim-use retail store, future redevelopment
055	020	042104	9119	27,548	3182431	\$250,000	03/31/22	\$9.08	VACANT COMMERCIAL	BN	Vacant(Commer	1	Y	Land hold
055	020	042104	9123	25,100	3182315	\$225,000	03/31/22	\$8.96	VACANT COMMERCIAL	BN	Vacant(Commer	1	Y	Land hold
055	020	720480	0190	60,942	3174476	\$2,060,000	02/24/22	\$33.80	VACANT COMMERCIAL	BC	Vacant(Commer	2	Y	Future redevelopment to affordable housing
055	040	212104	9082	48,787	3174224	\$1,300,000	02/10/22	\$26.65	VACANT COMMERCIAL	CE	Vacant(Industrial	1	Y	Storage yard
055	010	255817	0050	9,604	3170678	\$455,000	01/20/22	\$47.38	7 UNIT - MOUNTAIN SUN	RM1800	Apartment	1	Y	Destroyed apartment, renovated to apartment
055	020	212204	9166	42,290	3167528	\$494,000	12/29/21	\$11.68	VACANT COMMERCIAL	CM	Vacant(Commer	1	Y	Restrictive shape, land hold
055	070	322104	9040	50,593	3136771	\$35,000	07/29/21	\$0.69	VACANT COMMERCIAL (WETLAND)	B	Vacant(Commer	1	Y	Wetland sale
055	080	200900	4725	8,520	3129124	\$682,000	06/29/21	\$80.05	Allstate Insurance	D-C	Retail Store	1	Y	Interim-Use, Assemblage, Future Redev Site
055	090	215640	0269	48,883	3130517	\$1,498,490	06/27/21	\$30.65	Vacant Commercial	PR-C	Vacant(Commer	1	Y	Two new quick service restaurants
055	040	292104	9051	42,449	3127804	\$510,000	06/22/21	\$12.01	VACANT COMMERCIAL	OP	Vacant(Commer	1	Y	Small wetland area, redevelopment site
055	020	720480	0164	132,873	3118396	\$2,000,000	05/11/21	\$15.05	VACANT COMMERCIAL	BC	Vacant(Commer	2	Y	Mini storage development
055	070	375060	0840	24,835	3117603	\$180,000	05/05/21	\$7.25	VACANT LAND	NB	Vacant(Commer	2	Y	Land Hold
055	030	926480	0070	191,496	3107588	\$3,442,111	03/19/21	\$17.97	VACANT COMMERCIAL	CE	Vacant(Commer	2	Y	New distribution warehouse
055	090	360180	0035	3,000	3102680	\$50,000	03/02/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-fan	1	Y	Multi-family development
055	090	360240	0040	3,000	3102451	\$50,000	03/01/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-fan	1	Y	Multi-family development
055	040	292104	9052	94,141	3102934	\$1,800,000	02/23/21	\$19.12	SIESTA MOTEL - FEDERAL WAY	CE	Hotel/Motel	3	Y	New convenience store
055	070	506640	0620	72,350	3101723	\$400,000	02/23/21	\$5.53	VACANT LAND	R48	Vacant(Multi-fan	1	Y	Land Hold

Ratio Analysis

- Number of Sales: 99
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 1,691,900	\$ 1,847,000	91.60%	18.08%	22.79%	1.01%
2024 Value	\$ 1,850,400	\$ 1,847,000	100.20%	15.72%	20.11%	1.03%
Change	\$ 158,500		8.60%	-2.36%	-2.68%	0.02%
% Change	9.37%		9.39%	-13.05%	-11.76%	1.98%

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

Number of Parcels in the Ratio Study Population: 1,117 excluding specialty properties.

Based on market sales, some properties require deviation from the typical income value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Market Valuation Model AY 2024				
Property Type	Min Eff Yr Blt	\$/SF	Max Eff Yr Blt	\$/SF
Bank	1990	\$275	2015	\$400
Daycare	1980	\$200	2010	\$300
Medical/Dental	1980	\$225	2015	\$425
Office	1980	\$200	2010	\$350
Restaurants	1985	\$225	2010	\$350
SFR	1980	\$200	2010	\$375
Property Type	Grade	\$/Pad	Grade	\$/Pad
Mobile Home Parks	1	\$95,000	5	\$135,000

Total Value

Application of the recommended values for the 2024 assessment year for Geographic Area 55 results in a total change of 8.35% from the 2023 assessment. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$4,282,516,500	\$4,640,284,965	\$ 357,768,465	8.35%

Area 55 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

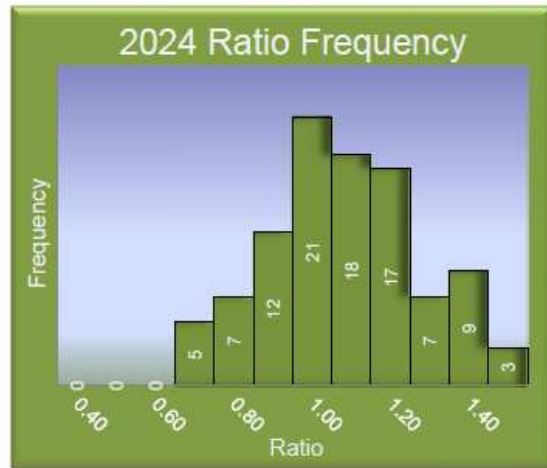
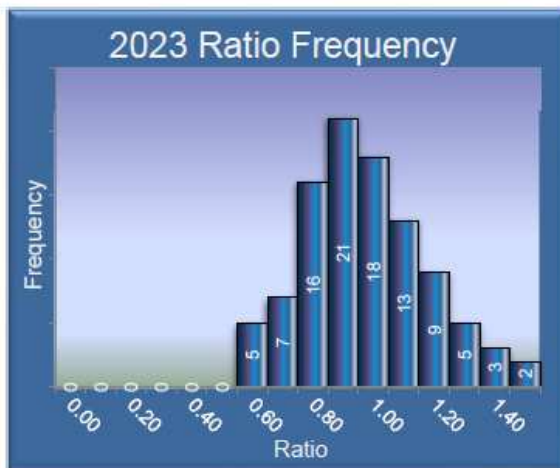
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	99
Mean Assessed Value	1,691,900
Mean Adj. Sales Price	1,847,000
Standard Deviation AV	2,058,135
Standard Deviation SP	2,264,810
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.929
Median Ratio	0.901
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.5871
Highest ratio:	1.6570
Coefficient of Dispersion	18.08%
Standard Deviation	0.2118
Coefficient of Variation	22.79%
Price Related Differential (PRD)	1.01

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	99
Mean Assessed Value	1,850,400
Mean Sales Price	1,847,000
Standard Deviation AV	2,169,457
Standard Deviation SP	2,264,810
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.036
Median Ratio	1.024
Weighted Mean Ratio	1.002
UNIFORMITY	
Lowest ratio	0.6088
Highest ratio:	1.6478
Coefficient of Dispersion	15.72%
Standard Deviation	0.2083
Coefficient of Variation	20.11%
Price Related Differential (PRD)	1.03



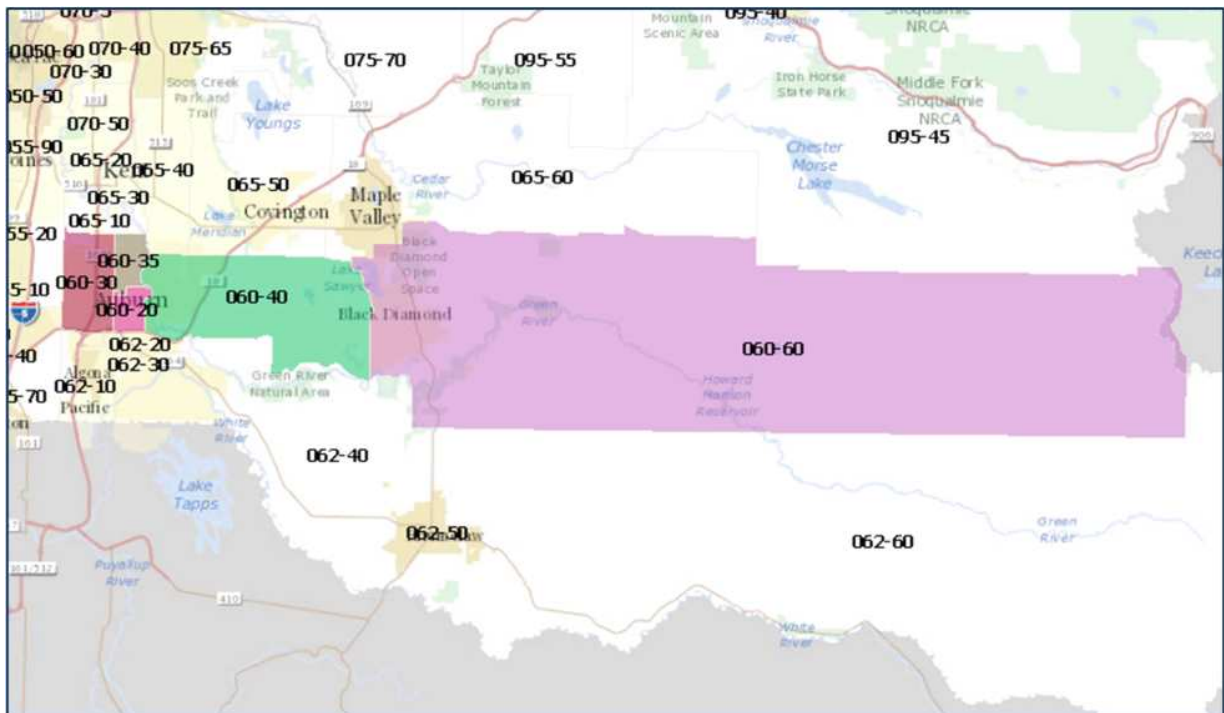
Area 60

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.
- **East** - The eastern boundary is 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.
- **West** - The western boundary is 51st Avenue South.



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
60	30	Emerald Downs	405	1786	22.68%
Geographic Area 60 Physical Inspection Totals			405	1786	22.68%

Land Value

Overall land values in Area 60 rose by 6.36%. The Geographical area of East Auburn / Black Diamond experienced a change in its land valuation due to added demand for industrial properties and population growth. The total recommended land value for the 2024 assessment year is \$1,962,790,400 and results in an increase from the 2023 assessment of +6.36%.

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	2023	2024	% Change
60-10	\$249,729,200	\$251,336,700	0.64%
60-20	\$101,984,100	\$113,236,700	11.03%
60-30	\$652,634,684	\$669,777,300	2.63%
60-35	\$489,123,200	\$497,878,100	1.79%
60-40	\$183,128,700	\$222,024,400	21.24%
60-60	\$168,837,471	\$208,537,200	23.51%
Total	\$1,845,437,355	\$1,962,790,400	6.36%

Neighborhoods Land Sales

The following is a breakdown of the land sales used. The assessor considered these and historical sales the primary method of establishing 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	Parcel Ct	Ver. Code	Remarks
060	020	001900	0091	3,432	3233905	\$210,000	04/18/23	\$61.19	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	001900	0091	3,432	3251534	\$212,000	06/10/23	\$61.77	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	122104	9020	172,305	3195351	\$3,500,000	06/13/22	\$20.31	VACANT LAND 50% WETLAND	M1	Vacant(Commercial)	1	Y	
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	333990	0305	68,543	3203794	\$2,900,000	08/05/22	\$42.31	ST. VINCENT DE PAUL	C1	Retail Store	1	Y	
060	020	333990	0507	21,090	3238165	\$187,500	05/18/23	\$8.89	VACANT	R20	Vacant(Multi-family)	1	Y	
060	020	395390	0130	6,900	3233844	\$207,000	04/17/23	\$30.00	PNB EMPLOYEES PARKING	DUC	Parking(Garage)	1	Y	
060	020	395390	0150	12,000	3195616	\$360,000	06/14/22	\$30.00	VACANT COMMERCIAL	DUC	Retail Store	1	Y	
060	020	781570	0120	15,600	3197560	\$460,000	06/21/22	\$29.49	SUNBREAK CAFE & BREAD COMPANY	DUC	Restaurant/Lounge	1	Y	
060	030	122104	9016	931,748	3244276	\$9,897,262	06/29/23	\$10.62	VACANT LAND/ 94% WETLANDS	M2	Vacant(Industrial)	1	Y	
060	030	132104	9052	77,972	3213359	\$2,400,000	10/10/22	\$30.78	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y	
060	030	936000	0016	105,560	3185732	\$52,600	04/07/22	\$0.50	VACANT 100% WETLAND	M1	Vacant(Industrial)	2	Y	
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y	
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBO RV/COUNTRY SQ/MOTORAMA	C3	Retail(Line/Strip)	1	Y	
060	035	514320	0035	7,819	3223615	\$65,050	01/12/23	\$8.32	VACANT	M2	Vacant(Industrial)	1	Y	
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	035	936060	0154	51,095	3215817	\$800,000	10/28/22	\$15.66	VACANT COMMERCIAL	C3	Vacant(Commercial)	3	Y	
060	040	092105	9041	76,131	3232437	\$1,050,000	04/05/23	\$13.79	VACANT COMMERCIAL	C1	Vacant(Commercial)	2	Y	
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y	
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y	
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y	
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y	
060	060	258990	0030	25,832	3257541	\$565,000	10/14/23	\$21.87	Vacant Land	CC	Vacant(Industrial)	1	Y	
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y	

Ratio Analysis

- Number of Sales: 78
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$ 1,787,300	\$ 1,892,700	94.40%	16.57%	24.39%	0.99%
2024 Value	\$ 2,049,400	\$ 1,892,700	100.83%	13.23%	20.79%	1.01%
Change	\$ 262,100		6.43%	-3.34%	-3.60%	0.02%
% Change	14.66%		6.81%	-20.16%	-14.76%	2.02%

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

Number of Parcels in the Ratio Study Population: 979 parcels.

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

Value Range				
Property Type	Range			Unit of Measure
Single-Family Residence Conversion	\$270		\$520	Per Sq Ft
Daycare Centers	\$175		\$440	Per Sq Ft
Warehouse	\$150		\$250	Per Sq Ft
Airport Hangers	\$85		\$200	Per Sq Ft
Mobile Home Parks - Single	\$70,000		\$75,000	Per Pad
Mobile Home Parks - Double	\$80,000		\$95,000	Per Pad
Mobile Home Parks - Triple	\$105,000			Per Pad

Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of +13.42% in Geographic Area 60. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$2,999,611,283	\$3,402,127,600	\$ 402,516,317	13.42%

Area 60 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

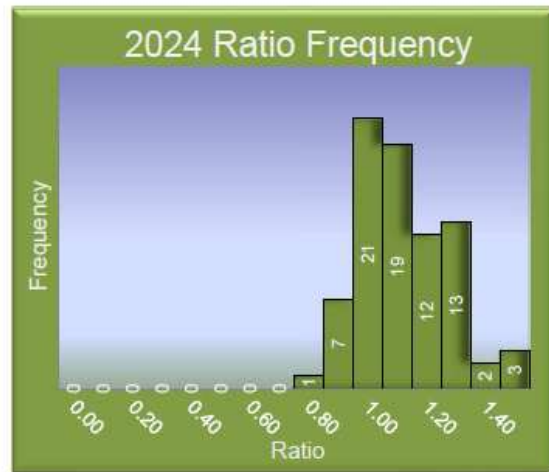
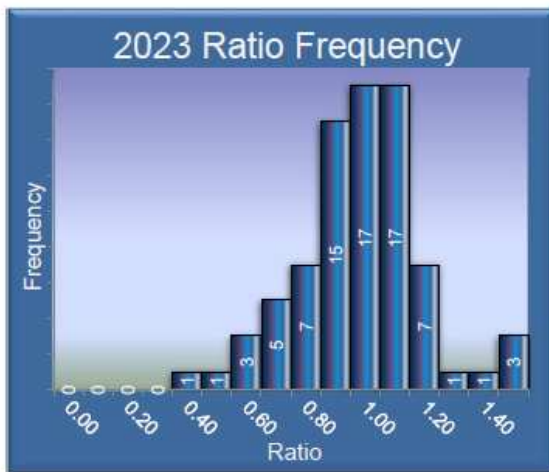
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	78
Mean Assessed Value	1,787,300
Mean Adj. Sales Price	1,892,700
Standard Deviation AV	2,398,427
Standard Deviation SP	2,416,649
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.937
Median Ratio	0.943
Weighted Mean Ratio	0.944
UNIFORMITY	
Lowest ratio	0.3734
Highest ratio:	1.9211
Coefficient of Dispersion	16.57%
Standard Deviation	0.2286
Coefficient of Variation	24.39%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	78
Mean Assessed Value	2,049,400
Mean Sales Price	1,892,700
Standard Deviation AV	2,643,776
Standard Deviation SP	2,416,649
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.099
Median Ratio	1.062
Weighted Mean Ratio	1.083
UNIFORMITY	
Lowest ratio	0.7980
Highest ratio:	2.5126
Coefficient of Dispersion	13.23%
Standard Deviation	0.2285
Coefficient of Variation	20.79%
Price Related Differential (PRD)	1.01



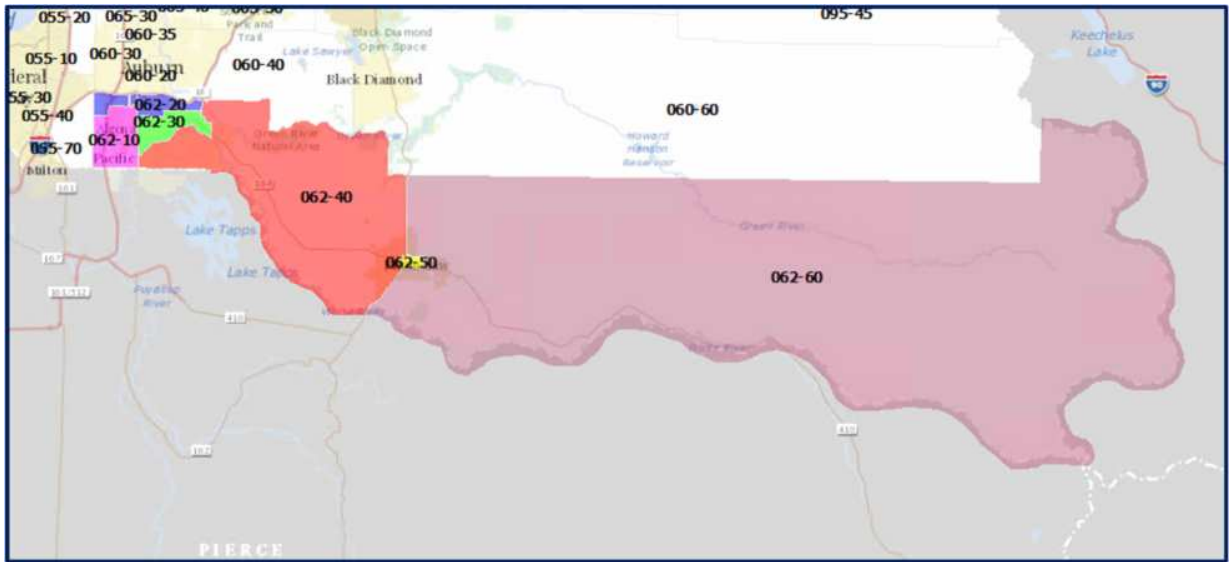
Area 62

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



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
62	60	East Enumclaw	168	1261	13.32%
Geographic Area 62 Physical Inspection Totals			168	1261	13.32%

South District
2024 Assessment Year

Land Value

Overall land values in Area 62 increased by 5.30%. Southeast King County continues to experience land value increases in industrial and multifamily properties.

The Kent Valley is a central industrial hub with easy truck, plane, or rail access. Demand for warehouse space, and transportation to and from such space is high. Thus, the market value of industrial property in this area remains strong.

Multifamily is another significant property type that continues to thrive in this market. Area reports suggest that demand for more affordable housing persists, which puts upward pressure on this group and increases values.

The total recommended land value for the 2024 assessment year is \$1,711,063,800.

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

Change in Assessed Land Value by Neighborhood			
Neighborhood	2023	2024	% Change
62-10	\$481,357,000	\$499,398,500	3.75%
62-20	\$394,187,000	\$417,608,800	5.94%
62-30	\$264,914,800	\$274,097,900	3.47%
62-40	\$243,574,400	\$259,255,600	6.44%
62-50	\$81,981,100	\$87,471,000	6.70%
62-60	\$158,929,000	\$173,232,000	9.00%
Total	\$1,624,943,300	\$1,711,063,800	5.30%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered for the current revalue. The assessor emphasized the 17 sales below, which transpired over the last three years. They were the primary source of establishing new assessed land values for each neighborhood. However, historical sales and sales of the same or similarly zoned properties are also utilized when data is scarce.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
062	010	030150	0090	307,440	3194799	\$950,000	06/08/22	\$3.09	WETLAND	C3	Vacant(Industrial)	3	29	Seg/merge after sale; not in ratio
062	010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	VACANT LAND	IL	Vacant(Industrial)	6	Y	
062	010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	VACANT COMMERCIAL	C-1	Vacant(Commercial)	1	Y	
062	010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	VACANT LAND	C-1	Vacant(Commercial)	1	Y	
062	010	885600	4039	48,438	3252098	\$280,000	08/15/23	\$5.78	VACANT COMMERCIAL - IRREGU	HC	Vacant(Commercial)	7	Y	
062	020	192105	9111	98,675	3257951	\$2,465,000	10/19/23	\$24.98	AUBURN MULTICARE	C1	Medical/Dental Office	5	Y	
062	020	242104	9066	26,152	3206188	\$1,400,000	08/16/22	\$53.53	VACANT - CORNER	C3	Vacant(Commercial)	2	Y	
062	030	192105	9028	37,700	3206033	\$565,000	08/19/22	\$14.99	VACANT LAND	C3	Vacant(Commercial)	1	Y	
062	030	202105	9043	25,820	3198261	\$950,000	06/23/22	\$36.79	VACANT - CORNER	C3	Vacant(Commercial)	1	Y	
062	040	262006	9041	132,422	3255578	\$400,000	09/27/23	\$3.02	VACANT MULTI-FAMILY LAND	R-4	Vacant(Multi-family)	1	Y	
062	040	665500	0023	58,970	3205196	\$370,000	08/09/22	\$6.27	VACANT LAND	R5	Vacant(Single-family)	1	Y	
062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	Vacant(Industrial)	1	Y	
062	050	800510	0630	18,000	3232319	\$500,000	04/05/23	\$27.78	VACANT	CB2	Vacant(Commercial)	1	Y	
062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	Vacant(Multi-family)	3	Y	
062	060	192007	9119	573,250	3224243	\$2,000,000	01/23/23	\$3.49	VACANT LAND	R-4	Vacant(Commercial)	1	Y	
062	060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	VACANT LAND	LI	Vacant(Industrial)	1	Y	
062	060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	VACANT - WETLANDS	R-4	Vacant(Multi-family)	1	Y	

Ratio Analysis

- Number of Sales Utilized for valuation: 45
- Number of Sales Utilized in ratio study: 42
- Range of Sales Dates: 1/1/2021 - 1/12/2024

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 2,220,900	\$ 2,518,800	88.20%	13.45%	17.51%	1.00%
2024 Value	\$ 2,327,700	\$ 2,518,800	92.40%	9.59%	13.14%	1.02%
Change	\$ 106,800		4.20%	-3.86%	-4.37%	0.02%
% Change	4.81%		4.76%	-28.70%	-24.96%	2.00%

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

Number of Parcels in the Ratio Study Population: 707 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to location, size, condition, specific neighborhood, and appraiser judgment. The table below presents the property type and the typical value per square foot range.

Market Value Used in Area 62 for 2024 Revalue		
Use	Value Range	Unit of Measure
Office Condos	\$275-\$400	Per Sq Ft
Daycares	\$225-\$275	Per Sq Ft
Converted SFR	\$175-\$350	Per Sq Ft
Warehouse Condos	\$150-\$225	Per Sq Ft
Mobile Home Park	\$45,000 to \$150,000	Price per pad

Other non-specialty commercial properties were valued by either the income or cost approach because there was a lack of comparable sales. The cost method was utilized when the site size was significantly larger than typical or there was not adequate income data available.

Total Value

The application of the recommended total values for the 2024 assessment year results in an overall value increase of \$49,785,800 from 2023. This is a 2.01% upward change. The adjustments in value are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$2,479,021,000	\$2,528,806,800	\$49,785,800	2.01%

Area 62 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

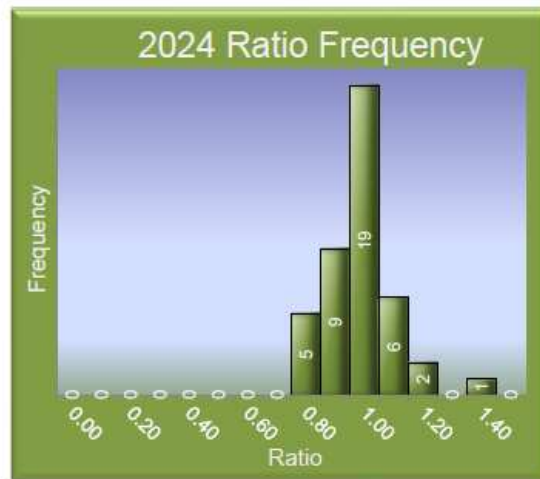
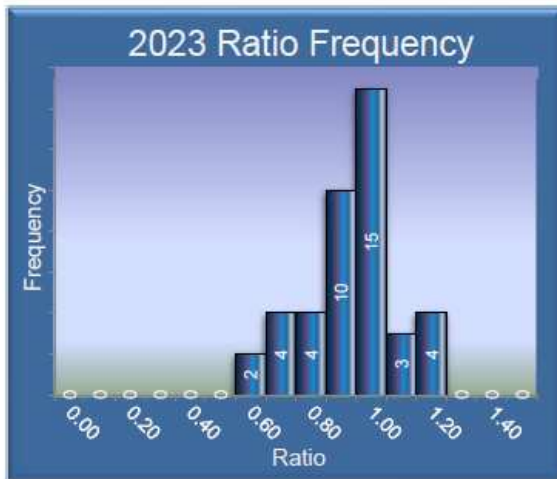
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	2,220,900
Mean Adj. Sales Price	2,518,800
Standard Deviation AV	2,548,714
Standard Deviation SP	2,890,163
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.885
Median Ratio	0.914
Weighted Mean Ratio	0.882
UNIFORMITY	
Lowest ratio	0.5305
Highest ratio:	1.1824
Coefficient of Dispersion	13.45%
Standard Deviation	0.1549
Coefficient of Variation	17.51%
Price Related Differential (PRD)	1.00

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	2,327,700
Mean Sales Price	2,518,800
Standard Deviation AV	2,611,311
Standard Deviation SP	2,890,163
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.941
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.7031
Highest ratio:	1.3809
Coefficient of Dispersion	9.59%
Standard Deviation	
Coefficient of Variation	13.14%
Price Related Differential (PRD)	1.02



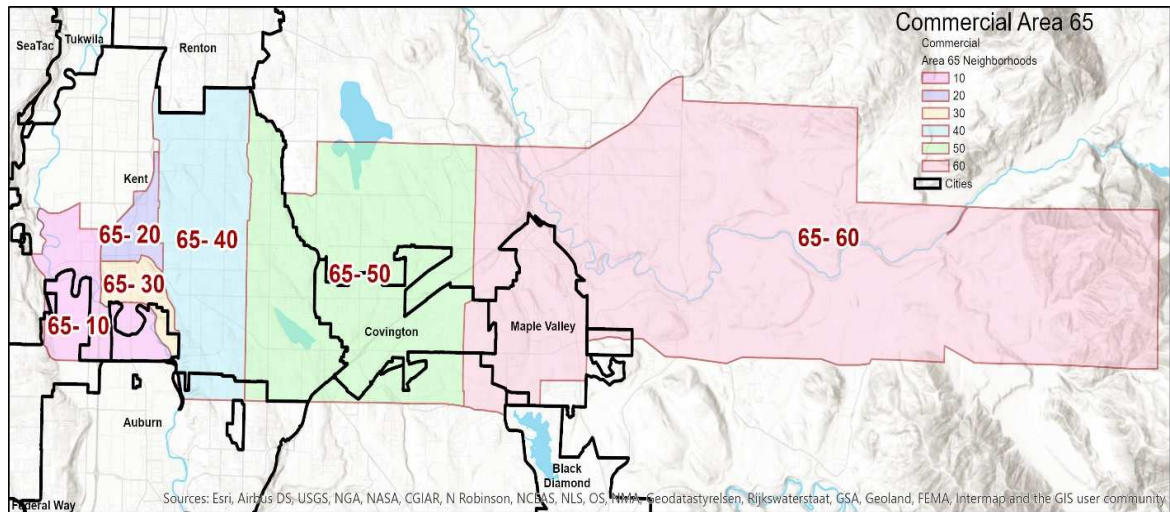
Area 65

Name or Designation

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

Boundaries:

- **North** – SE 192nd St and SE 216
- **South** – The Green River and Hwy 169
- **East** - King / Kittitas County Line
- **West** - Kent-Des Moines Rd and State Route 167



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
65	20	Kent Valley North	269	1518	17.72%
Geographic Area 65 Physical Inspection Totals			269	1518	17.72%

South District
2024 Assessment Year



Land Value

Overall land values in Area 65 increased by 4.40%. The Geographical area of Kent, particularly Kent Valley North, and the Geographical area of Covington, experienced the strongest change in its land valuation due to recent sales activity, and high demand for mixed use commercial development. The total recommended assessed land value for the 2024 assessment year is \$2,899,320,270 which resulted in an increase from the 2023 assessment of +4.40%.

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	2023	2024	% Change
65-10	\$607,173,846	\$631,046,600	3.93%
65-20	\$350,776,832	\$374,682,700	6.82%
65-30	\$198,790,870	\$204,280,070	2.76%
65-40	\$651,451,200	\$672,526,600	3.24%
65-50	\$575,003,109	\$609,839,500	6.06%
65-60	\$394,063,819	\$406,944,800	3.27%
Total	\$2,777,259,676	\$2,899,320,270	4.40%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing 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	Parcel Ct	Ver. Code	Remarks
065	010	346280	0086	81,000	3210623	\$5,650,000	09/21/22	\$69.75		VACANT LAND w/Storage Warehouse	I2	Warehouse	1	Y	
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50		VACANT LAND	I2	Vacant(Industrial)	1	Y	
065	010	543620	0102	34,545	3186761	\$1,325,000	04/20/22	\$38.36		VACANT COMMERCIAL LAND	GC-MU	Vacant(Commercial)	2	Y	
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47		VACANT MFR LAND	MR-G	Vacant(Multi-family)	1	Y	
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66		VACANT	DCE	Vacant(Commercial)	2	Y	
065	020	917960	1060	14,560	3206336	\$500,000	08/19/22	\$34.34		SFR	DCE	Vacant(Commercial)	1	Y	
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30		VACANT	DCE	Vacant(Commercial)	2	Y	
065	030	982570	1165	15,365	3222831	\$925,000	01/04/23	\$60.20		Vacant Land Assoc. w/ 1160	DCE	Vacant(Commercial)	2	26	Imp changed after sale; not in ratio
065	040	052205	9056	101,470	3245857	\$1,900,000	07/13/23	\$18.72		VACANT LAND	CC-MU	Vacant(Commercial)	1	Y	
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35		vacant	CC-MU	Vacant(Multi-family)	1	Y	
065	040	202205	9133	33,500	3250961	\$240,000	08/21/23	\$7.16		VACANT	CC-MU	Vacant(Commercial)	1	Y	
065	040	212205	9048	97,139	3206814	\$1,500,000	08/19/22	\$15.44		VACANT COMMERCIAL LAND	NCC	Vacant(Commercial)	1	Y	
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82		VACANT LAND	CC-MU	Vacant(Commercial)	2	Y	
065	050	076600	0230	8,625	3175811	\$230,000	02/28/22	\$26.67		VACANT LAND	MC	Vacant(Commercial)	1	Y	
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22		VACANT	CC	Vacant(Commercial)	1	Y	
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92		VACANT LAND	CC	Vacant(Commercial)	1	Y	
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97		VACANT	MR-G	Vacant(Multi-family)	1	Y	
065	050	302206	9091	97,830	3181845	\$2,500,000	04/05/22	\$25.55		LAND	R8	Vacant(Single-family)	1	Y	
065	050	352205	9019	491,356	3223175	\$7,440,000	01/10/23	\$15.14		VACANT LAND	I	Vacant(Commercial)	1	Y	
065	050	352205	9208	938,464	3182926	\$12,100,000	04/07/22	\$12.89		VACANT LAND	GC	Vacant(Industrial)	1	Y	
065	050	352205	9215	891,740	3222232	\$12,214,879	12/29/22	\$13.70		VACANT PARCEL	GC	Vacant(Commercial)	1	Y	
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03		VACANT LAND	REC	Vacant(Commercial)	2	Y	
065	060	162206	9078	32,640	3263563	\$850,000	12/08/23	\$26.04		VACANT	CB	Vacant(Commercial)	1	Y	
065	060	162206	9139	41,577	3214157	\$749,000	10/06/22	\$18.01		VACANT	CB	Vacant(Commercial)	1	Y	
065	060	252206	9098	37,200	3235068	\$375,000	04/27/23	\$10.08		VACANT LAND	NBP	Vacant(Commercial)	1	Y	

Ratio Analysis

- Number of Sales: 80
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 2,971,700	\$ 3,373,600	88.10%	11.92%	16.17%	0.99%
2024 Value	\$ 3,150,600	\$ 3,373,600	93.40%	8.71%	12.59%	1.01%
Change	\$ 178,900		5.30%	-3.21%	-3.58%	0.02%
% Change	6.02%		6.02%	-26.93%	-22.14%	2.02%

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

Number of Parcels in the Ratio Study Population: 942 excluding specialties.

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	\$190 - \$270	Per Sq Ft
Converted SFR	\$150 - \$350	Per Sq Ft
Offices / Retail < 4,000 SqFt	\$150 - \$350	Per Sq Ft
Mobile Home Park	\$75,000 to \$115,000	Price per pad

Total Value

Application of the recommended values for the 2024 assessment year of Area 65 results in a total change from the 2023 assessments of 2.16% in Geographic Area 65. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$3,764,604,570	\$3,845,844,335	\$ 81,239,765	2.16%

Area 65 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

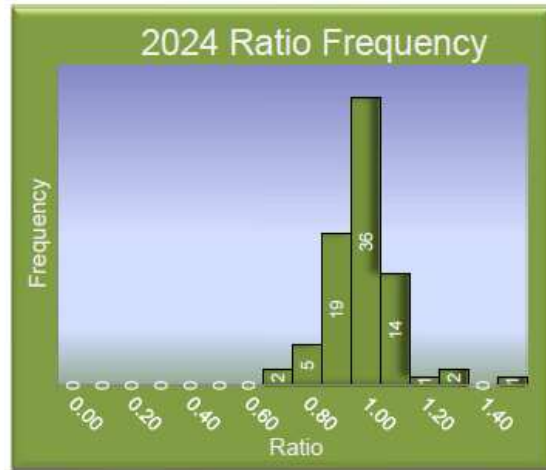
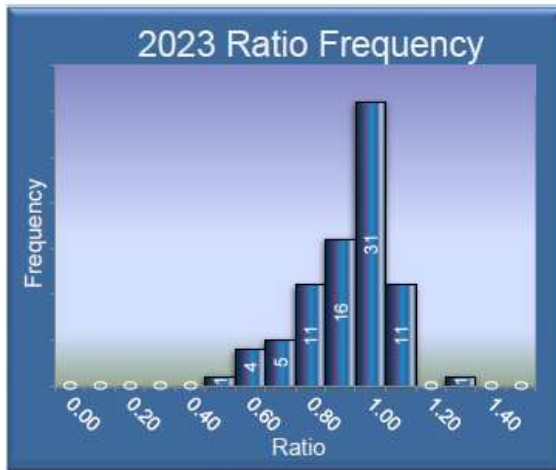
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	80
Mean Assessed Value	2,971,700
Mean Adj. Sales Price	3,373,600
Standard Deviation AV	5,039,907
Standard Deviation SP	5,730,604
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.872
Median Ratio	0.910
Weighted Mean Ratio	0.881
UNIFORMITY	
Lowest ratio	0.4961
Highest ratio:	1.2097
Coefficient of Dispersion	11.92%
Standard Deviation	0.1411
Coefficient of Variation	16.17%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	80
Mean Assessed Value	3,150,600
Mean Sales Price	3,373,600
Standard Deviation AV	5,246,653
Standard Deviation SP	5,730,604
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.942
Median Ratio	0.945
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.6406
Highest ratio:	1.4931
Coefficient of Dispersion	8.71%
Standard Deviation	0.1186
Coefficient of Variation	12.59%
Price Related Differential (PRD)	1.01



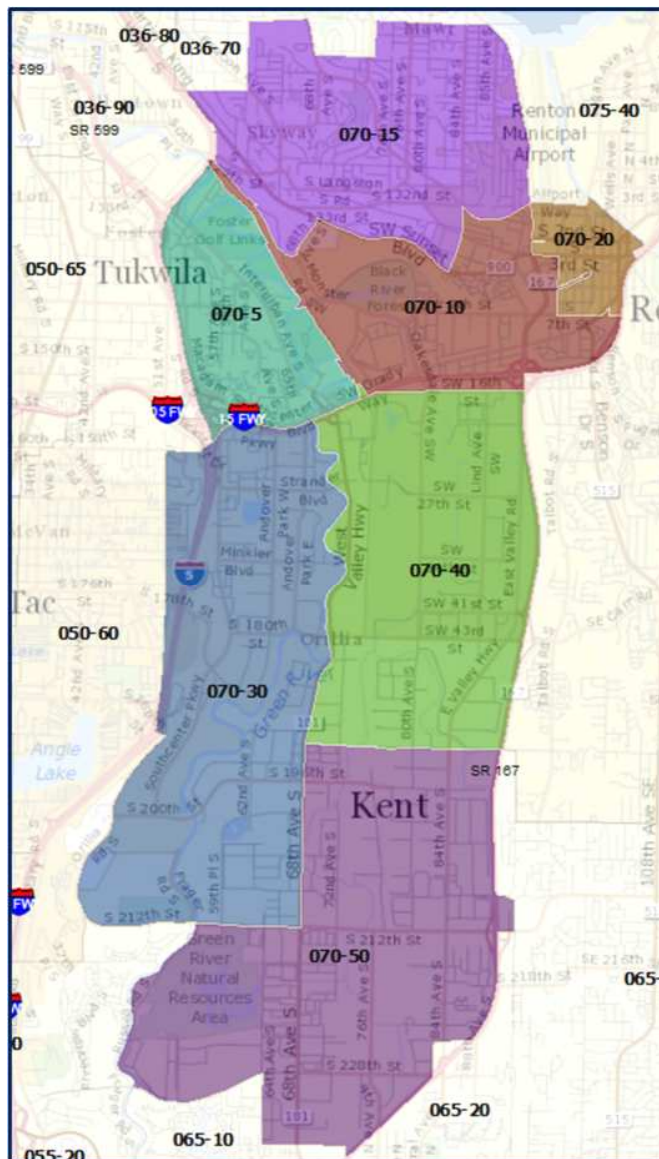
Area 70

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



Physical Inspection*

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
70	50	Tukwila -Southcenter	553	2056	26.90%
Geographic Area 70 Physical Inspection Totals			553	2056	26.90%

*Physical Inspection was performed by Valerie A. Dreas, Angela Hegedus and Rick Welch, who aided with the valuation of Area 70.

Land Value

Overall land values in Area 70 increased by 9.92%. 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 continued demand for industrially zoned land. The total recommended land value for the 2024 assessment year is \$8,438,859,822, increasing from the 2023 assessment by +9.92%.

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	2023	2024	% Change
70-05	\$220,238,800	\$234,917,900	6.67%
70-10	\$807,624,200	\$816,244,700	1.07%
70-15	\$184,682,100	\$195,099,000	5.64%
70-20	\$245,638,300	\$247,674,200	0.83%
70-30	\$2,130,608,556	\$2,337,063,256	9.69%
70-40	\$1,537,559,800	\$1,671,608,100	8.72%
70-50	\$2,550,624,666	\$2,936,252,666	15.12%
Total	\$7,676,976,422	\$8,438,859,822	9.92%

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	Nblnd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	020	000720	0168	6,000	3264994	\$500,000	12/21/23	\$83.33	VACANT COMMERCIAL LAND	CD	Vacant(Commerc	2	Y	
070	050	775780	0101	30,510	3264476	\$1,300,000	12/15/23	\$42.61	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial	1	Y	
070	040	302305	9098	257,328	3258605	\$6,900,000	10/23/23	\$26.81	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	4	Y	
070	050	631500	0300	524,695	3244230	\$8,510,000	06/28/23	\$16.22	MARALCO ALUMINIUM - Contaminated land.	I3	Warehouse	1	Y	
070	030	022310	0040	80,500	3228140	\$8,600,000	02/24/23	\$106.83	PARK EAST BUILDING	TUC-TOD	Office Building	1	Y	
070	015	758020	0260	18,049	3224754	\$745,000	01/30/23	\$41.28	VACANT COMMERCIAL LAND	CBPSO	Vacant(Commerc	3	Y	
070	050	775780	0031	22,111	3222315	\$365,000	12/28/22	\$16.51	FERRELL'S FIRE EQUIPMENT	I2	Retail Store	1	Y	
070	020	722950	0065	23,256	3211220	\$685,000	09/23/22	\$29.45	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	2	Y	
070	020	722950	0065	23,256	3207246	\$690,000	08/15/22	\$29.67	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	2	Y	
070	010	922890	0045	19,742	3189100	\$1,200,000	05/06/22	\$60.78	LDS SOCIAL CENTER	CA	Church/Welfare/	1	Y	
070	010	182305	9165	58,065	3182311	\$990,000	03/25/22	\$17.05	VACANT MFR LAND W/TEARDOWN	RM-F	Vacant(Multi-far	1	Y	
070	050	775780	0122	151,589	3180980	\$2,011,680	03/21/22	\$13.27	VACANT INDUSTRIAL LAND W/TEARDOWN	I2	Vacant(Industrial	1	Y	
070	010	000720	0123	15,007	3170895	\$1,100,000	01/26/22	\$73.30	APPLIANCE STORE	CA	Retail Store	2	Y	

Ratio Analysis

- Number of Sales: 56
- Range of Sales Dates: 1/1/2022- 12/31/2023

While reviewing the 2021 sales, it was determined that the time adjustment factor was significant. There were considerable increases in sales prices and assessed values from 2021 to the present. This is likely due to high demand and volatility of industrial properties in the Kent Valley. Thus, the appraiser chose to only include 2022 and 2023 sales for better uniformity.

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 4,076,100	\$ 4,912,400	83.00%	18.42%	24.71%	1.06%
2024 Value	\$ 4,829,000	\$ 4,912,400	98.30%	6.01%	10.57%	1.00%
Change	\$ 752,900		15.30%	-12.41%	-14.14%	-0.06%
% Change	18.47%		18.43%	-67.37%	-57.22%	-5.66%

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

Number of Parcels in the Ratio Study Population: 1,205 excluding Specialties.

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
Dental Office - Small	\$165	\$375	Square Foot
Mobile Home Parks	\$26,000	\$80,000	Pad
Office Buildings - Small	\$172	\$313	square Foot
Daycare Center	\$300	\$385	Square Foot

Total Value

Application of the recommended values for the 2024 assessment year of Area 70 results in a total change from the 2023 assessments of +5.20%. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$7,508,084,484	\$7,898,420,022	\$ 390,335,538	5.20%

Area 70 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

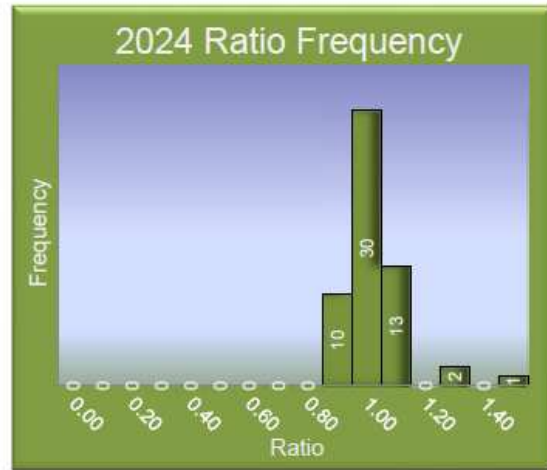
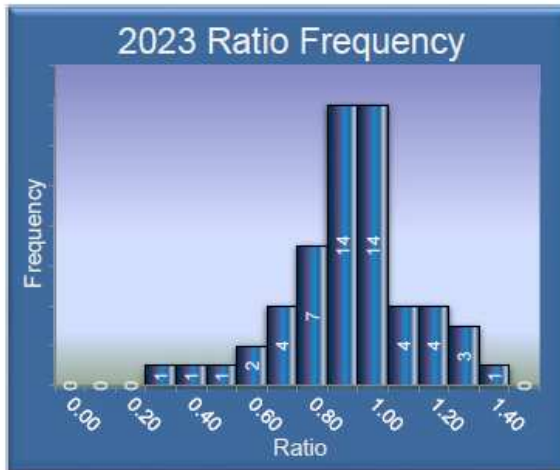
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	56
Mean Assessed Value	4,076,100
Mean Adj. Sales Price	4,912,400
Standard Deviation AV	4,322,641
Standard Deviation SP	5,265,152
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.880
Median Ratio	0.889
Weighted Mean Ratio	0.830
UNIFORMITY	
Lowest ratio	0.2964
Highest ratio:	1.3406
Coefficient of Dispersion	18.42%
Standard Deviation	0.2175
Coefficient of Variation	24.71%
Price Related Differential (PRD)	1.06

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	56
Mean Assessed Value	4,829,000
Mean Sales Price	4,912,400
Standard Deviation AV	5,263,730
Standard Deviation SP	5,265,152
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.981
Median Ratio	0.986
Weighted Mean Ratio	0.983
UNIFORMITY	
Lowest ratio	0.8025
Highest ratio:	1.4765
Coefficient of Dispersion	6.01%
Standard Deviation	0.1037
Coefficient of Variation	10.57%
Price Related Differential (PRD)	1.00



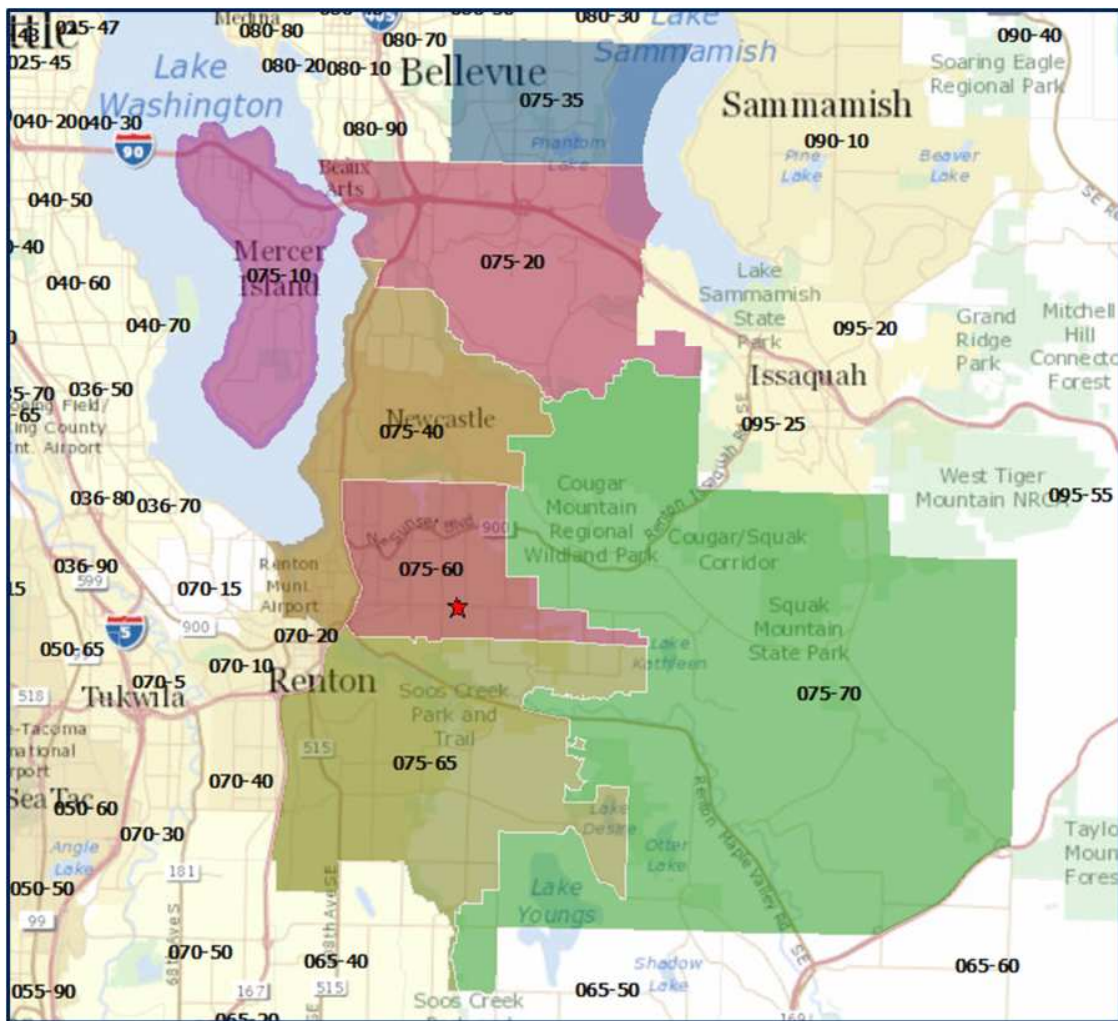
Area 75

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



South District
2024 Assessment Year

Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
75	60	Renton Highlands	453	1558	29.08%
Geographic Area 75 Physical Inspection Totals			453	1558	29.08%

Land Value

Overall land values in Area 75 increased by +4.19%. 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 2024 assessment year is \$6,556,407,676 and increases from the 2023 assessment by +4.19%.

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	2023	2024	% Change
75-10	\$1,117,786,276	\$1,167,587,600	4.46%
75-20	\$1,847,260,404	\$1,922,571,400	4.08%
75-35	\$491,187,900	\$500,505,500	1.90%
75-40	\$1,247,540,100	\$1,314,295,376	5.35%
75-60	\$590,935,200	\$627,202,000	6.14%
75-65	\$884,216,378	\$902,311,300	2.05%
75-70	\$113,594,832	\$121,934,500	7.34%
Total	\$6,292,521,090	\$6,556,407,676	4.19%

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	Subd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant(Fast Food)	1	Y	
075	010	545230	0156	19,169	3221842	\$3,300,000	12/20/22	\$172.15	MERCER PARK PROF BLDG	MF-2	Medical/Dental Office	1	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUNT)	TC	Service Building	4	Y	
075	020	092405	9052	13,426	3221909	\$2,836,025	12/20/22	\$211.23	TACO BELL	CB	Restaurant(Fast Food)	1	Y	
075	020	092405	9191	35,288	3246048	\$5,000,000	07/12/23	\$141.69	SHELL STATION-PARKING ASSOC -9182	CB	Parking(Assoc)	2	69	Net Lease Sale; not in ratio
075	020	128359	0030	159,554	3239693	\$18,000,000	05/30/23	\$112.81	WASHINGTON DEPT OF ECOL	OLB2	Office Building	1	Y	
075	020	244270	0010	47,858	3256364	\$7,800,000	09/29/23	\$162.98	BIG 5 SPORTING GOODS	F1	Retail Store	1	Y	
075	035	352505	9061	379,852	3263326	\$5,710,000	12/06/23	\$15.03	VACANT LAND	R-10	Vacant(Commercial)	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	060	042305	9063	261,755	3244353	\$10,300,000	06/29/23	\$39.35	VACANT	RM-F	Vacant(Commercial)	5	Y	
075	060	042305	9063	283,313	3266765	\$17,000,000	01/08/24	\$60.00	VACANT	RM-F	Vacant(Commercial)	7	Y	2024 Sale
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Use Developmen	CA	Single Family(Res Use)	1	Y	
075	060	102305	9068	24,095	3235581	\$1,200,000	04/28/23	\$49.80	SFR Teardown (Listed For Sale as Mixed Use Developmen	CA	Vacant(Commercial)	1	Y	
075	065	202305	9119	79,589	3214083	\$625,000	10/12/22	\$7.85	VACANT LAND	R-14	Vacant(Commercial)	2	Y	

Ratio Analysis

- Number of Sales: 37
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 5,204,900	\$ 5,672,300	91.80%	13.62%	20.42%	0.99%
2024 Value	\$ 5,156,400	\$ 5,672,300	90.09%	12.09%	16.46%	1.02%
Change	\$ (48,500)		-1.71%	-1.53%	-3.96%	0.03%
% Change	-0.93%		-1.86%	-11.23%	-19.39%	3.03%

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

Number of Parcels in the Ratio Study Population: 1,032 excluding specialties.

Commercial condominium units, SFR's used for commercial purposes, and a number of other properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range		
	Use	Range	Unit of Measure
Single-Family Residence Conversions		\$225 - \$400	Per Sq Ft
Commercial Condominium Units		\$90- \$900	Per Sq Ft
Daycare Centers		\$265 - \$800	Per Sq Ft
Group Home		\$240-300	Per Sq Ft
Mini Lube		\$700-\$850	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

Total Value

Application of the recommended values for the 2024 assessment year of Area 75 results in a total change from the 2023 assessments of -0.97%. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$6,680,937,942	\$6,616,383,576	\$ (64,554,366)	-0.97%

Area 75 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

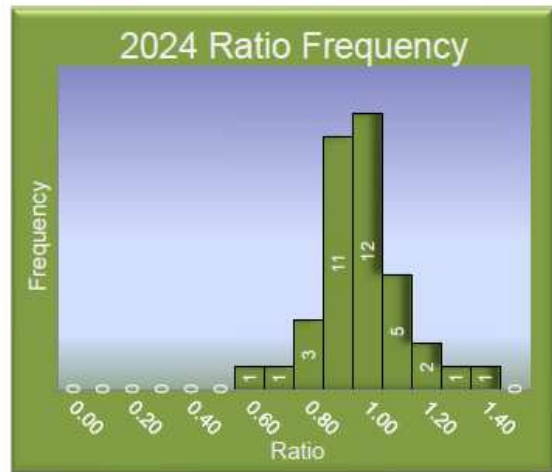
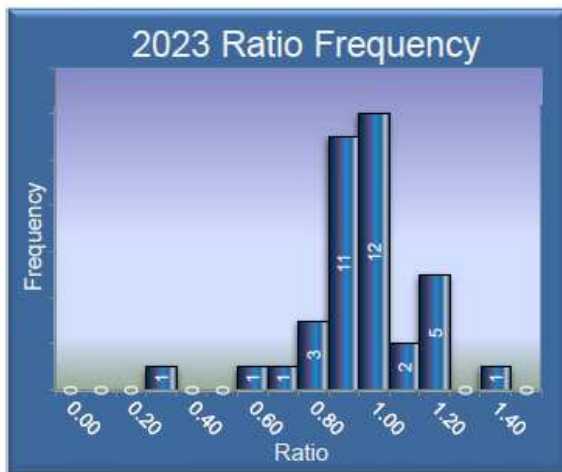
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	37
Mean Assessed Value	5,204,900
Mean Adj. Sales Price	5,672,300
Standard Deviation AV	12,487,270
Standard Deviation SP	13,473,385
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.907
Median Ratio	0.921
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.2864
Highest ratio:	1.3243
Coefficient of Dispersion	13.62%
Standard Deviation	0.1851
Coefficient of Variation	20.42%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	37
Mean Assessed Value	5,156,400
Mean Sales Price	5,672,300
Standard Deviation AV	12,168,376
Standard Deviation SP	13,473,385
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.931
Median Ratio	0.913
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.5727
Highest ratio:	1.3610
Coefficient of Dispersion	12.09%
Standard Deviation	0.1532
Coefficient of Variation	16.46%
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 2024 assessment year. Inspections comprised 2,685 parcels, or approximately 22.77% of the 11,794 total parcels (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	15	Boulevard Park North	243	1780	13.65%
55	10	North Federal Way	295	1835	16.08%
55	30	West Campus	299	1835	16.29%
60	30	Emerald Downs	405	1786	22.68%
62	60	East Enumclaw	168	1261	13.32%
65	20	Kent Valley North	269	1518	17.72%
70	50	Tukwila -Southcenter	553	2056	26.90%
75	60	Renton Highlands	453	1558	29.08%
South Crew Physical Inspection Totals			2685	11794	22.77%

South District Land Value Change

Overall, land values in the South Crew increased by 7.94%. Regarding value adjustments applied to contaminated parcels, the overall associated value changes tend to be somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level prior to subsequent re-adjustment (reduction) by a contaminated property specialist during each revalue cycle.

South Crew Change in Assessed Land Value			
Area	2023	2024	% Change
50	\$3,807,696,100	\$3,910,429,800	2.70%
55	\$3,168,323,600	\$3,873,538,665	22.26%
60	\$1,845,437,355	\$1,962,790,400	6.36%
62	\$1,624,943,300	\$1,711,063,800	5.30%
65	\$2,777,259,676	\$2,899,320,270	4.40%
70	\$7,676,976,422	\$8,438,859,822	9.92%
75	\$6,292,521,090	\$6,556,407,676	4.19%
Total	\$27,193,157,543	\$29,352,410,433	7.94%

Conclusion

The total assessed value for the South Crew for the 2023 assessment year was \$33,431,970,679 and the total recommended assessed value for the 2024 assessment year is \$34,719,371,898. Application of these recommended values for the 2024 assessment year results in an average total change from the 2023 assessment of +3.85%.

South Crew Change in Total Assessed Value				
Geo Area	2023 Total Value	2024 Total Value	\$ Change	% Change
50	\$5,717,194,900	\$5,787,504,600	\$70,309,700	1.23%
55	\$4,282,516,500	\$4,640,284,965	\$357,768,465	8.35%
60	\$2,999,611,283	\$3,402,127,600	\$402,516,317	13.42%
62	\$2,479,021,000	\$2,528,806,800	\$49,785,800	2.01%
65	\$3,764,604,570	\$3,845,844,335	\$81,239,765	2.16%
70	\$7,508,084,484	\$7,898,420,022	\$390,335,538	5.20%
75	\$6,680,937,942	\$6,616,383,576	-\$64,554,366	-0.97%
Total	\$ 33,431,970,679	\$ 34,719,371,898	\$1,287,401,219	3.85%

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 year:

- 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

Ryan Jimenez, Commercial Appraiser II	Date
	05/29/2024

Rick Welch , Commercial Appraiser II	Date
	05/29/2024

Scott Mar, Commercial Appraiser II	Date
	05/29/2024

Matthew Franz, Commercial Appraiser I	Date
	05/29/2024

Angela Hegedus, Commercial Appraiser I	Date
	05/29/2024

Valerie Dreas, Commercial Appraiser II	Date
	05/29/2024

Trevor Swedberg, Commercial Appraiser II	Date
	05/29/2024

Improved Sales Calc for Area 050 with Sales Used

3/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	098500	0275	3,845	3209064	\$649,000	09/06/22	\$168.79	Orange Cab	CC-2	Retail Store	2	Y	
050	015	172304	9036	5,018	3099704	\$550,000	02/17/21	\$109.61	Adorable Pet Lodge	AI-2	Vet/Animal Contr	1	Y	
050	015	202304	9299	2,278	3206132	\$1,450,000	08/09/22	\$636.52	Sunnydale Tavern	CB	Restaurant/Loung	1	Y	
050	020	008400	0040	3,704	3233947	\$1,150,000	04/12/23	\$310.48	Consumer Opinion Services Inc	CI	Office Building	2	Y	
050	020	122800	0005	21,000	3222331	\$2,850,000	12/29/22	\$135.71	Horizon Ford - Parts, Sales and Service	CC-1	Service Building	2	Y	
050	020	122800	0040	3,242	3205922	\$575,000	08/16/22	\$177.36	Lawrence Electronics	CC-1	Industrial(Light)	1	Y	
050	020	122800	0080	7,700	3113261	\$910,000	04/23/21	\$118.18	Vacant - formerly Crossfit Burien (Econ Unit w/-008	CC-1	Health Club	2	Y	
050	020	172304	9055	16,160	3198982	\$2,400,000	06/30/22	\$148.51	Monarch Building	CR	Office Building	1	Y	
050	020	172304	9631	5,958	3162568	\$1,200,000	12/03/21	\$201.41	Discount Tire Store	CR	Retail Store	1	Y	
050	020	374460	0810	2,160	3102262	\$1,625,000	02/25/21	\$752.31	MOBIL FOOD MART	CI	Conv Store with G	1	69	Net Lease Sale; not in ratio
050	020	374460	0965	2,800	3229677	\$4,235,760	03/14/23	\$1,512.77	SHELL FOOD MART	CI	Conv Store with G	1	69	Net Lease Sale; not in ratio
050	020	433060	0005	1,567	3142485	\$700,000	08/23/21	\$446.71	Total Image	CR	Retail Store	1	Y	
050	020	433060	0100	1,910	3261576	\$310,000	11/10/23	\$162.30	Burien Auto Upholstery	CR	Retail Store	1	Y	
050	020	433100	0490	17,366	3170554	\$4,600,000	01/25/22	\$264.89	Ambaum Professional Center	O	Medical/Dental O	1	Y	
050	020	433140	0010	4,471	3262618	\$650,000	11/29/23	\$145.38	VACANT MIXED-USE OFFICE	O	Medical/Dental O	1	Y	
050	020	433700	0026	5,580	3246575	\$1,000,000	07/18/23	\$179.21	The Grainery	CR	Retail Store	1	Y	
050	020	433880	0800	7,540	3212578	\$1,200,000	09/29/22	\$159.15	La Canasta	CI	Retail Store	1	Y	
050	020	670720	0140	1,980	3265189	\$550,000	12/21/23	\$277.78	Winner's Auto Repar	CI	Service Building	1	Y	
050	020	783580	0013	3,970	3217932	\$1,500,000	11/09/22	\$377.83	Fiesta Max	CI	Tavern/Lounge	1	Y	
050	020	783580	0344	1,386	3201147	\$1,000,000	07/18/22	\$721.50	Retail	CI	Retail Store	1	Y	
050	020	783580	0400	2,268	3175762	\$1,625,000	02/22/22	\$716.49	ARCO AMPM	CI	Conv Store with G	1	69	Net Lease Sale; not in ratio
050	030	122000	0015	4,160	3172301	\$975,000	02/04/22	\$234.38	Retail - Addresses 917, 919, 921	SPA-1	Retail Store	1	Y	
050	030	122000	0505	9,275	3252891	\$1,000,000	09/06/23	\$107.82	ATD Accurate Tool & Die	CC-1	Warehouse	2	Y	
050	030	122000	0600	7,546	3177629	\$2,000,000	03/14/22	\$265.04	Retail & Restaurant	DC	Retail Store	1	Y	
050	030	122000	0785	3,600	3235746	\$600,000	05/01/23	\$166.67	Retail Store	DC	Retail Store	1	Y	
050	030	122000	0810	3,600	3175372	\$637,500	02/23/22	\$177.08	Retail	DC	Retail Store	1	Y	
050	030	122100	0020	7,200	3182852	\$1,450,000	04/11/22	\$201.39	Retail Stores Addresses 237 & 241	DC	Retail Store	1	Y	
050	030	122100	0060	3,000	3225613	\$735,000	02/06/23	\$245.00	Iam Iam Cafe & Chiropractic Massage	DC	Restaurant/Loung	1	Y	
050	030	122100	0171	1,220	3207799	\$525,000	08/18/22	\$430.33	Chiropractic office	CR	Office Building	1	Y	
050	030	122100	0215	7,000	3103308	\$825,000	03/05/21	\$117.86	Mills Music & The Jungle Gym	DC	Retail Store	1	Y	
050	030	122100	0269	1,400	3230334	\$800,000	03/16/23	\$571.43	Verona Pizza	CR	Restaurant(Fast F	1	Y	
050	030	122100	0325	2,628	3104655	\$480,000	03/09/21	\$182.65	Retail & Dog Grooming	DC	Retail Store	1	Y	
050	030	122100	0350	1,060	3186774	\$485,000	04/27/22	\$457.55	Salon Spectrum	DC	Retail Store	1	Y	
050	030	122100	0350	1,060	3211504	\$500,000	09/15/22	\$471.70	Salon Spectrum	DC	Retail Store	1	Y	
050	030	122100	0570	7,384	3211837	\$1,078,650	09/27/22	\$146.08	Retail	CR	Retail(Line/Strip)	1	Y	
050	030	122100	0730	1,730	3097501	\$460,000	01/27/21	\$265.90	Dental Clinic	RM-24	Medical/Dental O	1	Y	
050	030	122200	0020	4,588	3194538	\$1,300,000	06/06/22	\$283.35	Office Building	RM-24	Office Building	1	Y	
050	030	122590	0010	19,700	3219947	\$7,850,000	12/07/22	\$398.48	BURIEN TOWN SQUARE CONDOMINIUM	DC	Condominium(Mix	1	Y	

Improved Sales Calc for Area 050 with Sales Used

3/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	030	176060	0076	11,536	3266031	\$8,500,000	12/27/23	\$736.82	Legend Auto Sales	SPA-3	Auto Showroom a	5	69	Net Lease Sale; not in ratio
050	030	189940	0030	12,101	3104105	\$2,600,000	03/08/21	\$214.86	Fix Auto Burien	DC	Service Building	1	Y	
050	030	189940	0270	17,126	3195940	\$1,850,000	06/15/22	\$108.02	RES Graphics (economic unit w/ -0255)	DC	Retail Store	2	Y	
050	030	189940	0485	7,560	3149511	\$950,000	09/29/21	\$125.66	Retail - Dog Daycare	SPA-1	Retail Store	1	Y	
050	030	189940	0495	4,977	3230878	\$950,000	03/23/23	\$190.88	Burien Food Center	SPA-1	Retail Store	1	Y	
050	030	192304	9119	7,730	3224907	\$2,000,000	01/27/23	\$258.73	Michael's Collision Center	CR	Service Building	1	Y	
050	030	192304	9172	1,680	3139909	\$475,000	08/06/21	\$282.74	Frame & Save	DC	Retail Store	1	26	Imp changed after sale; not in ratio
050	030	192304	9258	4,805	3169676	\$1,150,000	12/28/21	\$239.33	Spine & support Rehab	DC	Medical/Dental O	2	Y	
050	030	320720	0142	4,251	3246214	\$1,400,000	07/18/23	\$329.33	Trade Winds Freight Forwarding	DC	Office Building	1	Y	
050	040	122100	0890	484	3175487	\$242,079	02/18/21	\$500.16	Residential garage	CC-2	Parking(Garage)	1	Y	
050	040	122200	0085	2,180	3113133	\$640,000	04/21/21	\$293.58	Iglesia De Cristo Ministerios Llamada Final - Burien	CC-2	Office Building	1	Y	
050	040	122200	0094	21,252	3131804	\$4,500,000	07/12/21	\$211.74	HiLine Lanes	CC-2	Bowling Alley	2	Y	
050	040	202304	9043	2,500	3263605	\$800,000	12/08/23	\$320.00	15217 Des Moines Memorial Drive	AI-1	Retail Store	1	Y	
050	040	202304	9115	29,986	3104436	\$3,598,000	03/12/21	\$119.99	Highline Club	CC-2	Health Club	1	34	Use-change after sale; not in ratio
050	040	202304	9133	1,800	3159892	\$701,000	10/29/21	\$389.44	Single Family Residence	RM-24	Single Family(C/I U	1	26	Imp changed after sale; not in ratio
050	040	202304	9363	14,648	3102268	\$2,024,000	03/01/21	\$138.18	Hulse Building	RM-24	Medical/Dental O	2	Y	
050	040	256970	0040	1,223	3150488	\$316,000	10/05/21	\$258.38	Five Corners Profesional Center	CC-2	Medical/Dental O	1	Y	
050	040	292304	9013	12,144	3203628	\$1,250,000	08/03/22	\$102.93	Our Saviour's Lutheran Church	RS-7200	Church/Welfare/R	1	Y	
050	040	312304	9040	1,260	3228068	\$805,000	02/28/23	\$638.89	Normandy Park Family Dentistry	RM-1800	Medical/Dental O	1	Y	
050	040	312304	9180	8,360	3145652	\$3,500,000	09/14/21	\$418.66	Normandy Park Village	NC	Retail(Line/Strip)	1	Y	
050	040	322304	9011	1,647	3229676	\$4,235,760	03/14/23	\$2,571.80	SHELL FOOD MART	CC-1	Conv Store with G	1	69	Net Lease Sale; not in ratio
050	040	322304	9040	4,207	3166689	\$3,850,000	12/22/21	\$915.14	Wayne's Service Center	CC-1	Service Building	2	69	Net Lease Sale; not in ratio
050	040	322304	9040	4,207	3261387	\$3,450,000	11/15/23	\$820.06	Wayne's Service Center	CC-1	Service Building	3	69	Net Lease Sale; not in ratio
050	040	322304	9102	2,568	3226241	\$1,500,000	02/13/23	\$584.11	Grease Monkey	CC-1	Mini Lube	1	Y	
050	040	322304	9121	15,280	3184177	\$3,350,000	04/14/22	\$219.24	Warehouse	I	Warehouse	1	Y	
050	040	322304	9149	4,320	3162569	\$1,400,000	12/03/21	\$324.07	Crane Technology Inc.	I	Warehouse	1	Y	
050	040	611540	0141	12,960	3149379	\$3,700,000	09/30/21	\$285.49	Normandy Park Towne Center	NC	Shopping Ctr(Ngh	2	26	Imp changed after sale; not in ratio
050	040	611760	0220	2,101	3180190	\$455,000	03/26/22	\$216.56	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mix	3	Y	
050	050	332304	9101	1,165	3165443	\$890,000	12/21/21	\$763.95	Auto Repair	CB-C	Service Building	1	Y	
050	050	344500	0056	22,216	3152392	\$5,100,000	10/14/21	\$229.56	Warehouse	RBX	Warehouse	1	Y	
050	060	207640	0005	1,278	3239810	\$6,464,000	05/26/23	\$5,057.90	76	CB	Conv Store with G	1	69	Net Lease Sale; not in ratio
050	060	537980	0660	4,274	3231553	\$1,300,000	03/30/23	\$304.16	The Giving Tree Day Care Center	RCC	Daycare Center	1	Y	
050	060	537980	2470	4,280	3217352	\$700,000	11/08/22	\$163.55	Galliano's Cucina	NB	Restaurant/Loung	1	Y	
050	065	004000	0254	6,716	3173710	\$2,900,000	02/18/22	\$431.80	Line Retail	NCC	Retail(Line/Strip)	1	Y	
050	065	004000	0536	9,320	3115173	\$375,000	04/26/21	\$40.24	Bonsai Northwest (Assoc. w/0520)	RCC	Greenhse/Nrsry/H	1	Y	
050	065	004100	0013	6,020	3142427	\$1,200,000	08/25/21	\$199.34	Office Building	UH-900	Single Family(C/I Z	1	Y	
050	065	004100	0142	8,760	3181785	\$2,900,000	03/28/22	\$331.05	Bollywood Video	RC	Retail Store	2	Y	
050	065	004300	0095	1,440	3258156	\$750,000	10/18/23	\$520.83	Axis Chiropractic	RC	Retail Store	1	Y	

Improved Sales Calc for Area 050 with Sales Used

3/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	065	115720	0013	38,303	3223815	\$11,110,000	01/18/23	\$290.06	Parkside Office Building	RCM	Office Building	1	Y	
050	065	115720	0035	8,700	3228575	\$2,450,000	03/03/23	\$281.61	Qestar Office Building	RCM	Office Building	1	Y	
050	065	152304	9011	35,764	3142072	\$8,700,000	08/27/21	\$243.26	Bartell Drugs & Line Retail (Econ Unit w/-9182)	NCC	Retail(Line/Strip)	6	Y	
050	065	152304	9140	9,876	3184605	\$6,789,770	04/19/22	\$687.50	Walgreen's	NCC	Retail Store	1	Y	
050	065	161000	0056	4,607	3164270	\$850,000	12/14/21	\$184.50	Lucas Oil (economic unit w/ -0057)	NCC	Retail Store	2	Y	
050	065	162304	9331	3,280	3260192	\$950,000	11/03/23	\$289.63	Tukwila Pet Hospital	LDR	Vet/Animal Contr	1	Y	
050	065	162304	9339	6,233	3226461	\$1,470,000	02/10/23	\$235.84	Riverton Professional Plaza	O	Office Building	1	Y	
050	065	204400	0005	1,304	3160374	\$350,000	11/18/21	\$268.40	Former EXPRESS LINEN SERVICE	RC	Retail Store	1	Y	
050	065	735960	0610	6,248	3151449	\$1,380,000	10/06/21	\$220.87	Greenwood Heating	NCC	Retail Store	1	Y	

Improved Sales Calc for Area 050 with Sales Not Used

3/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	098500	0521	8,776	3177605	\$764,500	03/04/22	\$87.11	US Bank	CC-2	Bank	1	18	Quit claim deed
050	020	159160	0745	1,735	3244033	\$2,200,000	06/27/23	\$1,268.01	DIRTY DIRT	CC-2	Service Building	2	46	Non-representative sale
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	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	634100	0160	13,214	3169047	\$4,320,000	01/18/22	\$326.93	Phytelligence Inc	RS-7200	Greenhse/Nrsry/H	10	56	Builder or developer sales
050	020	783580	0311	52,200	3111532	\$1,300,000	04/14/21	\$24.90	NAVOS COMMUNITY HEALTH CENTER	RS-12000	Office Building	1	67	Gov't to non-gov't
050	030	189940	0206	2,280	3165046	\$49,982	11/27/21	\$21.92	Retail	CC-1	Retail Store	1	51	Related party, friend, or neighbor
050	030	189940	0206	2,280	3248158	\$148,606	05/24/23	\$65.18	Retail	CC-1	Retail Store	1	51	Related party, friend, or neighbor
050	040	052204	9138	6,100	3265350	\$1,700,000	08/20/23	\$278.69	Machine Shops	CB	Warehouse	1	68	Non-gov't to gov't
050	040	322304	9024	14,270	3135943	\$20,000	07/26/21	\$1.40	Hertz Administrative Offices	I	Office Building	1	68	Non-gov't to gov't
050	050	092204	9235	0	3101735	\$429,015	02/25/21	\$0.00	Water District Tanks	UL-7200	Utility, Public	2	63	Sale price updated by sales id group
050	050	344500	0126	2,550	3187672	\$5,940	04/12/22	\$2.33	Former The Firs Mobile Home Park (69 MH pads)	UH-900	Mobile Home Park	1	24	Easement or right-of-way
050	065	162304	9001	132,181	3256650	\$29,950,000	10/04/23	\$226.58	Cascade Behavioral Health	MDR	Hospital	1	68	Non-gov't to gov't
050	065	162304	9175	5,274	3169356	\$2,100,000	01/19/22	\$398.18	Highline Physical Therapy	O	Medical/Dental Of	1	51	Related party, friend, or neighbor
050	065	162304	9398	9,470	3253062	\$400,000	09/08/23	\$42.24	Riverton Professional Center	O	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
050	065	734560	1000	2,217	3242799	\$166,865	06/20/23	\$75.27	Short Strokes	NCC	Retail Store	1	51	Related party, friend, or neighbor
050	065	799960	0160	1,480	3161658	\$650,000	11/26/21	\$439.19	West Coast Custom Glass	RCC	Retail Store	1	1	Personal property included
050	065	799960	0160	1,480	3229347	\$534,000	02/28/23	\$360.81	West Coast Custom Glass	RCC	Retail Store	1	24	Easement or right-of-way

Vacant Sales Calc for Area 050 with Sales Used

3/15/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	Vacant(Single-family)	1	Y	
050	015	092304	9246	52,325	3240255	\$1,000,000	06/05/23	\$19.11	Vacant Land	CC-2	Vacant(Commercial)	2	Y	
050	015	092304	9330	23,600	3196310	\$25,000	06/14/22	\$1.06	Vacant Land - Topography/Creek	RS-7200	Vacant(Multi-family)	1	Y	
050	015	098500	0610	38,184	3252123	\$1,383,460	08/29/23	\$36.23	Vacant Land - Econ Unit w/Minor -0605	CC-2	Vacant(Commercial)	3	Y	
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y	
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	0860	21,246	3203693	\$500,000	07/27/22	\$23.53	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	1165	7,743	3223654	\$270,000	01/11/23	\$34.87	Vacant Land	CI	Vacant(Commercial)	1	Y	
050	020	433140	0015	8,960	3174921	\$230,000	02/24/22	\$25.67	Vacant Land	O	Vacant(Commercial)	1	Y	
050	020	433140	0055	20,726	3156652	\$300,000	10/29/21	\$14.47	Mission Baptist Church	O	Church/Welfare/Relig Srvc	2	Y	
050	020	788960	1220	2,439	3238428	\$368,000	04/26/23	\$150.88	Storage Garage	RM-48	Shell Structure	1	Y	
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	Parking(Assoc)	4	Y	
050	030	189940	0290	16,111	3172797	\$1,900,000	02/04/22	\$117.93	Burien Professional Center	DC	Office Building	1	Y	
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Municipal Parking	DC	Vacant(Commercial)	2	29	Seg/merge after sale; not in ratio
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	Retail Store	2	Y	
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	Vacant(Commercial)	1	Y	
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	Vacant(Industrial)	2	Y	
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	Vacant(Commercial)	1	Y	
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	Vacant(Industrial)	3	Y	
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	2	Y	
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	1	Y	
050	040	768620	0890	82,827	3148619	\$2,010,540	09/22/21	\$24.27		I	Vacant(Industrial)	6	Y	
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	Vacant(Industrial)	1	Y	
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Building	I	School(Public)	2	Y	
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	050	092204	9288	104,462	3221563	\$9,450,000	12/08/22	\$90.46	Vacant Land	CB-C	Vacant(Commercial)	3	Y	
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	050	344500	0140	77,086	3224858	\$3,250,000	01/31/23	\$42.16	Vacant Land:	RBX	Vacant(Commercial)	1	Y	
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MOTEL	NCC	Vacant(Commercial)	1	Y	
050	065	004300	0240	16,216	3192813	\$92,000	05/25/22	\$5.67	Vacant Land	MDR	Vacant(Multi-family)	1	Y	
050	065	092304	9039	37,900	3183821	\$550,000	04/12/22	\$14.51	Vacant Land	O	Vacant(Commercial)	1	Y	
050	065	092304	9117	270,102	3231250	\$1,200,000	03/25/23	\$4.44	Johnny's Auto Body	C/LI	Service Building	3	Y	
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	Vacant(Commercial)	1	Y	

Vacant Sales Calc for Area 050 with Sales Not Used

3/15/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	725820	0020	12,642	3192384	\$145,300	05/26/22	\$11.49	Vacant Land	R18	Vacant(Multi-fami	1	18	Quit claim deed
050	050	042204	9287	33,529	3260785	\$300,000	10/27/23	\$8.95	Vacant Land	RBX	Vacant(Commerci	1	67	Gov't to non-gov't
050	050	344500	0215	77,484	3120271	\$4,209,000	05/07/21	\$54.32	Alamo/National	CB-C	Parking(Commerci	2	68	Non-gov't to gov't
050	050	344500	0216	8,696	3168213	\$8,788	11/08/21	\$1.01	Vacant Land - Previous Contamination Issues	CB-C	Vacant(Commerci	1	24	Easement or right-of-way
050	050	609423	0010	124,146	3166208	\$1,410,000	12/22/21	\$11.36	FUTURE SEATAC HYATT HOUSE	CB-C	Hotel/Motel	2	51	Related party, friend, or neighbor
050	065	004300	0013	62,508	3148551	\$4,070,000	09/27/21	\$65.11	Vacant land for future apartments	CB-C	Vacant(Commerci	1	67	Gov't to non-gov't

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	009400	0005	No Site Address
50	15	009400	0215	No Site Address
50	15	013300	0382	10344 14TH AVE S
50	15	042304	9152	No Site Address
50	15	042304	9175	10235 DES MOINES MEMORIAL DR S
50	15	052304	9060	No Site Address
50	15	052304	9202	1041 S 104TH ST
50	15	052304	9203	103xx 8TH AVE S
50	15	079700	0006	11215 8TH AVE S
50	15	079700	0115	No Site Address
50	15	079700	0120	No Site Address
50	15	079700	0126	1000 S 112TH ST
50	15	079700	0127	No Site Address
50	15	079700	0178	10800 8TH AVE S
50	15	079700	0180	806 S 112TH ST
50	15	079700	0181	806 S 112TH ST
50	15	079700	0182	806 S 112TH ST
50	15	079700	0252	11065 8TH AVE S
50	15	079900	0026	1000 S 112TH ST
50	15	092304	9011	11455 DES MOINES MEMORIAL DR S
50	15	092304	9015	2000 S 116TH ST
50	15	092304	9069	No Site Address
50	15	092304	9070	11206 DES MOINES MEMORIAL DR S
50	15	092304	9073	113xx DES MOINES MEMORIAL DR S
50	15	092304	9081	11250 DES MOINES MEMORIAL DR S
50	15	092304	9127	11455 DES MOINES MEMORIAL DR S
50	15	092304	9172	11445 DES MOINES MEMORIAL DR S
50	15	092304	9194	11241 MILITARY RD S
50	15	092304	9205	11210 DES MOINES MEMORIAL DR S
50	15	092304	9224	11441 DES MOINES MEMORIAL DR S
50	15	092304	9235	11419 DES MOINES MEMORIAL DR S
50	15	092304	9246	11411 DES MOINES MEMORIAL DR S
50	15	092304	9287	11244 MILITARY RD S
50	15	092304	9330	11600 MILITARY RD S
50	15	092304	9404	11404 MILITARY RD S
50	15	092304	9413	11411 DES MOINES MEMORIAL DR S
50	15	092304	9481	11250 MILITARY RD S
50	15	092304	9491	No Site Address
50	15	098500	0266	11601 DES MOINES MEMORIAL DR S
50	15	098500	0275	11623 DES MOINES MEMORIAL DR S
50	15	098500	0287	11625 DES MOINES MEMORIAL DR S
50	15	098500	0291	11643 DES MOINES MEMORIAL DR S
50	15	098500	0350	S 118TH ST
50	15	098500	0384	11657 DES MOINES MEMORIAL DR S
50	15	098500	0400	11803 DES MOINES MEMORIAL DR S
50	15	098500	0409	11813 DES MOINES MEMORIAL DR S
50	15	098500	0425	11837 DES MOINES MEMORIAL DR S

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	098500	0434	11845 DES MOINES MEMORIAL DR S
50	15	098500	0458	11818 DES MOINES MEMORIAL DR S
50	15	098500	0473	11848 DES MOINES MEMORIAL DR S
50	15	098500	0475	11846 DES MOINES MEMORIAL DR S
50	15	098500	0480	11850 DES MOINES MEMORIAL DR S
50	15	098500	0485	11860 DES MOINES MEMORIAL DR S
50	15	098500	0486	11870 DES MOINES MEMORIAL DR S
50	15	098500	0495	1832 S 120TH ST
50	15	098500	0497	1820 S 120TH ST
50	15	098500	0501	1830 S 120TH ST
50	15	098500	0521	1850 S 120TH ST
50	15	098500	0535	1809 S 120TH ST
50	15	098500	0544	12020 DES MOINES MEMORIAL DR S
50	15	098500	0546	12000 DES MOINES MEMORIAL DR S
50	15	098500	0600	1847 S 120TH ST
50	15	098500	0602	1841 S 120TH ST
50	15	098500	0603	12015 ROSEBERG AVE S
50	15	098500	0605	1847 S 120TH ST
50	15	098500	0610	1849 S 120TH ST
50	15	098500	0613	No Site Address
50	15	098500	0650	120xx ROSEBERG AVE S
50	15	098500	0655	No Site Address
50	15	098500	0660	No Site Address
50	15	098500	0670	12250 DES MOINES MEMORIAL DR S
50	15	098500	0747	11847 GLENDALE WAY S
50	15	098500	0750	11851 GLENDALE WAY S
50	15	098500	0770	12009 DES MOINES MEMORIAL DR S
50	15	098500	0790	12025 DES MOINES MEMORIAL DR S
50	15	098500	0792	No Site Address
50	15	098500	0860	12149 DES MOINES MEMORIAL DR S
50	15	098500	0885	12239 DES MOINES MEMORIAL DR S
50	15	098500	0890	12245 DES MOINES MEMORIAL DR S
50	15	098500	0895	12251 DES MOINES MEMORIAL DR S
50	15	098500	1075	12441 DES MOINES MEMORIAL DR S
50	15	098500	1086	12447 DES MOINES MEMORIAL DR S
50	15	098500	1092	12449 DES MOINES MEMORIAL DR S
50	15	098500	1094	12459 DES MOINES MEMORIAL DR S
50	15	098500	1110	12605 DES MOINES MEMORIAL DR S
50	15	098500	1125	12611 DES MOINES MEMORIAL DR S
50	15	098500	1157	12653 DES MOINES MEMORIAL DR S
50	15	098500	1165	1606 S 128TH ST
50	15	098500	1167	1606 S 128TH ST
50	15	098500	1175	12412 DES MOINES MEMORIAL DR S
50	15	098500	1205	12446 DES MOINES MEMORIAL DR S
50	15	098500	1210	12454 DES MOINES MEMORIAL DR S
50	15	098500	1215	12462 DES MOINES MEMORIAL DR S
50	15	098500	1220	12610 DES MOINES MEMORIAL DR S

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	098500	1250	12644 DES MOINES MEMORIAL DR S
50	15	098500	1255	12658 DES MOINES MEMORIAL DR S
50	15	098500	1370	1822 S 128TH ST
50	15	099000	0098	13735 24TH AVE S
50	15	099000	0158	No Site Address
50	15	099000	0331	No Site Address
50	15	099000	0513	No Site Address
50	15	122550	0120	No Site Address
50	15	144640	3320	611 S 132ND ST
50	15	144720	0070	740 S 128TH ST
50	15	144720	0155	12249 8TH AVE S
50	15	144720	0156	12265 8TH AVE S
50	15	162304	9053	14063 24TH AVE S
50	15	162304	9065	12825 DES MOINES MEMORIAL DR S
50	15	162304	9066	12807 DES MOINES MEMORIAL DR S
50	15	162304	9070	No Site Address
50	15	162304	9076	12901 20TH AVE S
50	15	162304	9079	13831 18TH AVE S
50	15	162304	9104	No Site Address
50	15	162304	9110	No Site Address
50	15	162304	9181	1840 S 144TH ST
50	15	162304	9184	2040 S 142ND ST
50	15	162304	9253	No Site Address
50	15	162304	9261	14043 24TH AVE S
50	15	162304	9272	No Site Address
50	15	162304	9288	No Site Address
50	15	162304	9369	14043 24TH AVE S
50	15	162304	9406	12815 20TH AVE S
50	15	162304	9407	No Site Address
50	15	162304	9408	12835 DES MOINES MEMORIAL DR S
50	15	162304	9412	No Site Address
50	15	164060	0005	11454 DES MOINES MEMORIAL DR S
50	15	164060	0011	2110 S 116TH ST
50	15	172304	9030	No Site Address
50	15	172304	9031	No Site Address
50	15	172304	9035	1004 S 140TH ST
50	15	172304	9036	1043 S 140TH ST
50	15	172304	9039	1022 S 144TH ST
50	15	172304	9060	No Site Address
50	15	172304	9067	No Site Address
50	15	172304	9069	720 S 140TH ST
50	15	172304	9070	No Site Address
50	15	172304	9072	No Site Address
50	15	172304	9076	14260 DES MOINES MEMORIAL DR S
50	15	172304	9111	No Site Address
50	15	172304	9123	No Site Address
50	15	172304	9127	No Site Address

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	172304	9130	No Site Address
50	15	172304	9131	No Site Address
50	15	172304	9137	No Site Address
50	15	172304	9138	1244 S 140TH ST
50	15	172304	9139	1228 S 140TH ST
50	15	172304	9143	No Site Address
50	15	172304	9145	No Site Address
50	15	172304	9147	No Site Address
50	15	172304	9156	No Site Address
50	15	172304	9178	No Site Address
50	15	172304	9214	No Site Address
50	15	172304	9271	No Site Address
50	15	172304	9328	14257 DES MOINES MEMORIAL DR S
50	15	172304	9383	No Site Address
50	15	172304	9543	No Site Address
50	15	176060	0149	14605 8TH AVE S
50	15	202304	9001	14420 DES MOINES MEMORIAL DR S
50	15	202304	9002	14400 DES MOINES MEMORIAL DR S
50	15	202304	9003	12TH PL S
50	15	202304	9004	No Site Address
50	15	202304	9126	805 S 146TH ST
50	15	202304	9177	No Site Address
50	15	202304	9233	S 144TH ST
50	15	202304	9239	No Site Address
50	15	202304	9250	No Site Address
50	15	202304	9251	No Site Address
50	15	202304	9252	No Site Address
50	15	202304	9259	No Site Address
50	15	202304	9287	14402 DES MOINES MEMORIAL DR S
50	15	202304	9299	14404 DES MOINES MEMORIAL DR S
50	15	202304	9353	S 144TH ST
50	15	202304	9370	No Site Address
50	15	202304	9509	12TH PL S
50	15	202304	9510	12TH PL S
50	15	202304	9511	12TH PL S
50	15	202304	9531	No Site Address
50	15	212304	9018	No Site Address
50	15	212304	9019	No Site Address
50	15	212304	9034	14651 24TH AVE S
50	15	212304	9036	1900 S 146TH ST
50	15	212304	9037	1828 S 146TH ST
50	15	212304	9121	2012 S 146TH ST
50	15	212304	9202	No Site Address
50	15	212304	9382	No Site Address
50	15	212304	9404	No Site Address
50	15	278840	0110	10243 12TH AVE S
50	15	278840	0110	10243 12TH AVE S

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	302820	0130	DES MOINES MEMORIAL DR S
50	15	307060	0005	No Site Address
50	15	307060	0010	No Site Address
50	15	307060	0015	No Site Address
50	15	307060	0020	No Site Address
50	15	307060	0025	No Site Address
50	15	311340	0005	No Site Address
50	15	311400	0005	No Site Address
50	15	336140	0006	805 S 112TH ST
50	15	336140	0065	11401 10TH AVE S
50	15	336140	0255	11249 14TH AVE S
50	15	338835	0020	No Site Address
50	15	366160	0005	No Site Address
50	15	384260	0050	No Site Address
50	15	384260	0052	No Site Address
50	15	384260	0061	No Site Address
50	15	384260	0065	No Site Address
50	15	384260	0121	No Site Address
50	15	384260	0160	No Site Address
50	15	384260	0161	2825 S 154TH ST
50	15	384260	0170	2821 S 154TH ST
50	15	384260	0171	2825 S 154TH ST
50	15	424840	0005	No Site Address
50	15	553090	0010	No Site Address
50	15	562420	0415	10001 17TH PL S
50	15	562420	0452	1443 S 99TH ST
50	15	562420	0453	9919 DES MOINES MEMORIAL DR S
50	15	562420	0479	1300 S 99TH ST
50	15	562420	0482	1300 S 99TH ST
50	15	562420	0490	1300 S 99TH ST
50	15	562420	0511	1120 S 99TH ST
50	15	562420	0516	9909 14TH AVE S
50	15	562420	0573	9910 8TH AVE S
50	15	562420	0750	10045 DES MOINES MEMORIAL DR S
50	15	562420	0753	10235 DES MOINES MEMORIAL DR S
50	15	562420	0771	10100 DES MOINES MEMORIAL DR S
50	15	604040	0035	No Site Address
50	15	608300	0101	No Site Address
50	15	610100	0005	No Site Address
50	15	640460	0190	No Site Address
50	15	640460	0250	No Site Address
50	15	640460	0255	2000 S 136TH ST
50	15	665200	0005	No Site Address
50	15	725820	0020	9954 14TH AVE S
50	15	731740	0005	No Site Address
50	15	731740	0040	No Site Address
50	15	731760	0005	No Site Address

AREA 50 PHYSICAL INSPECTION 2024

Area	Neighborhood	Major	Minor	SitusAddress
50	15	739140	0005	No Site Address
50	15	739140	0265	No Site Address
50	15	755620	0045	No Site Address
50	15	801860	0811	12025 14TH AVE S
50	15	801920	0945	12239 10TH AVE S
50	15	885800	0005	11618 DES MOINES MEMORIAL DR S
50	15	911900	0035	No Site Address
50	15	912400	0050	No Site Address

Improved Sales Calc for Area 055 with Sales Used

4/23/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	082104	9139	7,959	3239297	\$1,220,000	05/26/23	\$153.29	LAKEVIEW PROFESSIONAL BLDG	RM1800	Office Building	1	Y	
055	010	092104	9106	2,200	3099565	\$700,000	02/08/21	\$318.18	MECHANIC NORTHWEST	BC	Service Building	1	Y	
055	010	150260	0030	6,016	3199972	\$2,100,000	07/08/22	\$349.07	Children's Dream Learning Center	CC-F	Daycare Center	1	Y	
055	010	250000	0030	2,344	3255286	\$475,000	09/21/23	\$202.65	FEDERAL WAY DENTAL CENTER	PO	Medical/Dental O	1	Y	
055	010	785360	0182	3,791	3123919	\$1,160,000	06/03/21	\$305.99	Garden Korean Restaurant	BC	Restaurant/Loung	1	Y	
055	010	785360	0185	10,476	3251893	\$2,450,000	08/25/23	\$233.87	Green Grotto / Foxy Lady Espresso Stand	BC	Restaurant/Loung	1	Y	
055	010	785360	0187	8,667	3126030	\$2,500,000	06/15/21	\$288.45	CONIFER SQUARE	BC	Retail(Line/Strip)	1	Y	
055	010	785360	0210	3,000	3237053	\$1,500,000	05/11/23	\$500.00	7-ELEVEN / JK HAIR STYLING	BC	Conv Store without	1	Y	
055	020	222204	9153	1,140	3228893	\$600,000	03/08/23	\$526.32	Tacos Mexico	CC	Restaurant(Fast F	1	Y	
055	020	282204	9046	4,800	3235527	\$1,730,000	04/28/23	\$360.42	Jade Hair Design	MTC-1	Retail Store	1	Y	
055	020	332204	9057	1,558	3218023	\$560,000	11/10/22	\$359.44	RETAIL STORE & RESIDENCE	BC	Retail Store	1	Y	
055	020	401320	0064	1,920	3148237	\$450,000	09/21/21	\$234.38	DOUBLE D FINANCIAL	NB	Office Building	1	Y	
055	020	720360	1753	2,560	3200220	\$620,000	07/07/22	\$242.19	RETAIL/APARTMENT	N-C	Retail Store	1	Y	
055	020	768280	0247	2,983	3254758	\$405,000	09/21/23	\$135.77	SINGLE FAMILY RESIDENCE	MTC-1	Single Family(C/I Z	1	Y	
055	020	768280	0253	1,440	3126867	\$475,000	06/11/21	\$329.86	SFR	MTC-1	Single Family(C/I Z	1	Y	
055	020	872992	0010	5,497	3206290	\$2,110,000	08/15/22	\$383.85	RETAIL & ESPRESSO	BC	Retail Store	1	Y	
055	020	888095	0010	1,170	3185190	\$195,000	04/12/22	\$166.67	VANTAGE POINT AT REDONDO	BC	Apartment(Mixed	1	Y	
055	020	888095	0020	954	3182577	\$185,000	03/31/22	\$193.92	VANTAGE POINT AT REDONDO	BC	Apartment(Mixed	1	Y	
055	020	953820	0010	5,041	3166913	\$1,075,000	12/29/21	\$213.25	PLEASANT GARDEN RESTAURANT	CM	Restaurant/Loung	1	Y	
055	020	953820	0070	3,353	3169405	\$1,287,500	12/29/21	\$383.98	WOODMONT PLACE SHOPPING CENTER (BIRRIE	CM	Restaurant/Loung	1	Y	
055	020	953820	0090	4,882	3217983	\$1,550,000	11/10/22	\$317.49	YARDLEY INSTITUTE (WOODMONT PLACE)	CM	Medical/Dental O	1	Y	
055	030	159440	0010	22,010	3112764	\$5,400,000	04/20/21	\$245.34	THE CITY CENTER	OP	Condominium(Off	9	Y	
055	030	182104	9045	15,168	3264916	\$2,700,000	12/13/23	\$178.01	THE QUAD MEDICAL OFFICE	BN	Medical/Dental O	1	Y	
055	030	202104	9134	2,600	3212325	\$1,100,000	09/27/22	\$423.08	Three Trees Yoga	PO	Office Building	1	Y	
055	030	215470	0110	19,692	3121747	\$2,200,000	05/26/21	\$111.72	ELEVENTH PLACE CENTER	OP	Medical/Dental O	1	Y	
055	030	415920	0715	5,120	3153217	\$4,430,000	10/19/21	\$865.23	PACIFIC DENTAL / STARBUCKS	BC	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	030	926450	0030	3,506	3222372	\$600,000	12/19/22	\$171.14	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0033	2,702	3248167	\$500,000	06/29/23	\$185.05	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0037	4,362	3209705	\$695,000	09/14/22	\$159.33	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0039	1,486	3243686	\$510,000	06/27/23	\$343.20	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0040	4,092	3192137	\$650,000	05/20/22	\$158.85	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926480	0015	18,792	3186546	\$3,850,000	04/13/22	\$204.87	OFFICE BUILDINGS	OP	Office Building	1	Y	
055	030	926480	0140	21,341	3223336	\$4,500,000	01/11/23	\$210.86	FORUM I + II	OP	Office Building	1	Y	
055	030	926500	0160	25,136	3097812	\$4,736,320	02/02/21	\$188.43	FISHER SCIENTIFIC CO	OP	Warehouse	1	Y	
055	030	926500	0160	25,136	3210888	\$10,150,000	09/19/22	\$403.80	FISHER SCIENTIFIC CO	OP	Warehouse	1	Y	
055	030	926500	0255	13,263	3095681	\$2,005,000	01/22/21	\$151.17	CAMPUS SQUARE OFC PARK BLDG "B"	OP	Office Building	1	34	Use-change after sale; not in ratio
055	030	926500	0258	19,725	3172608	\$2,660,000	12/21/21	\$134.85	CAMPUS SQUARE OFC PARK BLDG "C"	OP	Office Building	1	Y	

Improved Sales Calc for Area 055 with Sales Used

4/23/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	030	926501	0060	35,400	3194800	\$8,000,000	06/09/22	\$225.99	Golden Stone Office	OP	Office Building	1	Y	
055	030	926501	0080	11,473	3215842	\$2,650,000	10/20/22	\$230.98	WASHINGTON TRUCKING ASSN	OP	Office Building	1	Y	
055	030	926925	0010	988	3212197	\$255,000	09/23/22	\$258.10	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0020	1,520	3218478	\$550,000	11/10/22	\$361.84	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0080	988	3098218	\$280,000	01/27/21	\$283.40	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0170	988	3148238	\$276,000	08/26/21	\$279.35	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	040	172104	9059	1,770	3138635	\$750,000	08/12/21	\$423.73	SFR/OFFICE	BC	Single Family(C/I	2	Y	
055	040	172104	9059	1,770	3178985	\$1,200,000	03/21/22	\$677.97	SFR/OFFICE	BC	Single Family(C/I	3	Y	
055	040	172104	9067	4,500	3209627	\$1,300,000	09/15/22	\$288.89	Pac 1 Place	BC	Retail Store	1	Y	
055	040	172104	9112	9,416	3122161	\$1,450,000	05/26/21	\$153.99	EVERGREEN PROFESSIONAL OFFICES	BC	Office Building	1	Y	
055	040	202104	9088	5,256	3212157	\$2,450,000	09/28/22	\$466.13	Lovers	CE	Retail Store	1	Y	
055	040	212104	9018	12,040	3196637	\$3,650,000	06/03/22	\$303.16	CTM Granite	CE	Warehouse	1	Y	
055	040	250120	0090	5,438	3216855	\$1,275,000	11/04/22	\$234.46	FW Professional Building	BC	Medical/Dental O	1	Y	
055	040	269330	0120	758	3259860	\$250,000	11/03/23	\$329.82	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0140	758	3191800	\$184,000	05/24/22	\$242.74	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0140	758	3247752	\$236,000	07/24/23	\$311.35	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0160	953	3193441	\$235,000	06/01/22	\$246.59	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0300	953	3243850	\$275,000	06/13/23	\$288.56	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0320	758	3093396	\$138,000	01/06/21	\$182.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0330	758	3188610	\$233,000	05/02/22	\$307.39	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0340	941	3188613	\$292,000	05/02/22	\$310.31	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0370	1,149	3199605	\$335,000	07/06/22	\$291.56	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0530	758	3255518	\$245,000	09/27/23	\$323.22	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0610	1,379	3182332	\$360,000	04/06/22	\$261.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0650	1,379	3236850	\$395,000	05/09/23	\$286.44	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	282104	9069	19,250	3209497	\$7,500,000	09/08/22	\$389.61	JET CHEVROLET	CE	Auto Showroom a	1	Y	
055	040	292104	9064	3,072	3103520	\$795,000	03/05/21	\$258.79	BROOK LAKE COMMUNITY CHURCH OFFICE	OP	Office Building	1	Y	
055	040	292104	9124	2,644	3144516	\$405,000	09/08/21	\$153.18	BROOK LAKE COMMUNITY CHURCH	OP	Office Building	1	26	Imp changed after sale; not in ratio
055	040	390380	0070	16,725	3115369	\$2,250,000	04/26/21	\$134.53	Abra Auto Body & Glass	CE	Service Building	1	Y	
055	040	390380	0100	8,900	3150138	\$2,100,000	09/27/21	\$235.96	WEST COAST INSULATION	CE	Warehouse	1	Y	
055	040	390380	0110	65,880	3143450	\$8,250,000	08/31/21	\$125.23	SPECTRUM BUSINESS PARK	CE	Industrial Park	4	Y	
055	040	390380	0110	65,880	3255477	\$13,750,000	09/26/23	\$208.71	SPECTRUM BUSINESS PARK	CE	Industrial Park	4	Y	
055	040	768190	0045	4,130	3256559	\$1,250,000	10/04/23	\$302.66	NW SPORTS REHAB	BC	Office Building	1	Y	
055	040	889700	0010	7,392	3189974	\$2,150,000	05/12/22	\$290.85	AQUA QUIP POOL/SPA SUPPLIES	CE	Retail Store	1	Y	
055	040	889700	0020	6,000	3218070	\$1,500,000	11/11/22	\$250.00	CRAIG & ASSOC OFFICE	CE	Office Building	1	Y	
055	040	889700	0075	7,950	3144813	\$1,930,000	08/25/21	\$242.77	Pep Boys Auto Service & Tires	CE	Service Building	1	Y	
055	040	926503	0020	3,872	3259896	\$2,427,500	11/02/23	\$626.94	HOMESTREET BANK	BC	Retail(Line/Strip)	1	Y	

Improved Sales Calc for Area 055 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	050	132103	9095	6,016	3240788	\$1,460,000	06/08/23	\$242.69	DAY CARE CENTER	RM2400	Daycare Center	1	Y	
055	050	132103	9096	7,488	3105496	\$1,850,000	03/15/21	\$247.06	TWIN LAKES PLACE	BN	Retail(Line/Strip)	1	Y	
055	050	242103	9113	10,040	3165601	\$4,900,000	12/16/21	\$488.05	LINE RETAIL STORE	BN	Retail(Line/Strip)	1	Y	
055	050	308900	0385	4,100	3137877	\$2,193,500	08/09/21	\$535.00	NORTHSHORE PLAZA	BN	Retail(Line/Strip)	1	Y	
055	070	218820	4205	2,560	3178114	\$213,500	03/11/22	\$83.40	WAREHOUSE	RS15.0	Warehouse	5	Y	
055	080	200660	0170	5,004	3175403	\$1,300,000	02/28/22	\$259.79	Line Retail	D-C	Retail(Line/Strip)	1	Y	
055	080	200660	0290	10,560	3265476	\$1,500,000	12/27/23	\$142.05	RETAIL & OFFICES	D-C	Retail(Line/Strip)	1	Y	
055	080	200660	1120	3,178	3243912	\$725,000	06/23/23	\$228.13	MIXED-USE	D-C	Apartment(Mixed)	1	Y	
055	080	200660	1130	4,100	3266096	\$900,000	12/30/23	\$219.51	MIXED-USE	D-C	Retail(Line/Strip)	1	Y	
055	080	200900	3690	8,445	3150743	\$1,489,750	10/01/21	\$176.41	DES MOINES SQUARE	D-C	Office Building	1	Y	
055	080	200900	3770	6,376	3192690	\$1,462,500	05/25/22	\$229.38	DES MOINES SQUARE	D-C	Office Building	1	Y	
055	080	200900	3915	1,407	3259650	\$1,850,000	10/30/23	\$1,314.85	76 STATION	D-C	Service Station	1	69	Net Lease Sale; not in ratio
055	080	200900	4095	1,600	3182622	\$500,000	03/18/22	\$312.50	INSURANCE OFFICE	D-C	Office Building	1	Y	
055	080	200900	4665	10,080	3265909	\$1,850,000	12/28/23	\$183.53	DES MOINES RETAIL	D-C	Warehouse	1	Y	
055	080	200900	4805	5,980	3218260	\$1,100,000	11/21/22	\$183.95	DRAGON GATE RESTAURANT	D-C	Restaurant/Loung	1	Y	
055	080	514900	0030	811	3116225	\$170,000	05/03/21	\$209.62	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off)	1	Y	
055	080	514900	0090	1,804	3212160	\$320,000	09/29/22	\$177.38	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off)	1	Y	
055	080	789320	0005	2,988	3201483	\$775,000	07/15/22	\$259.37	Dental Clinic	RS-7200	Medical/Dental O	2	Y	
055	080	988810	0030	1,696	3094829	\$489,000	01/08/21	\$288.33	ZENITH VIEW POINTE	N-C	Condominium(Mi)	1	Y	
055	090	162204	9163	1,567	3224980	\$750,000	06/24/22	\$478.62	NAPA AUTO CARE CENTER	H-C	Service Building	1	Y	
055	090	212204	9006	57,498	3139256	\$7,550,000	08/12/21	\$131.31	Contour Laminates	CM	Industrial(Light)	1	Y	
055	090	215640	0202	2,384	3189619	\$840,000	05/09/22	\$352.35	YUMMY CHINESE RESTAURANT	PR-C	Restaurant/Loung	1	Y	
055	090	215640	0240	33,050	3141207	\$4,030,000	08/23/21	\$121.94	Carstar Building	PR-C	Warehouse	1	Y	
055	090	250060	0050	11,483	3139835	\$2,100,000	08/18/21	\$182.88	PACIFIC PROFESSIONAL BUILDING	PR-C	Office Building	1	Y	
055	090	250060	0250	16,158	3164971	\$3,425,000	12/15/21	\$211.97	Heritage Plaza	PR-C	Office Building	1	Y	
055	090	250060	0670	4,020	3171069	\$890,000	01/31/22	\$221.39	MIDWAY CLEANERS	MTC-1	Retail Store	1	Y	
055	090	360180	0295	12,082	3183187	\$1,655,000	04/06/22	\$136.98	VALIANT PLAZA/Seattle Full Gospel Church	CM	Office Building	2	Y	
055	090	726020	0112	4,340	3249965	\$1,500,000	08/14/23	\$345.62	LLOYD'S AUTOMOTIVE	MCR	Service Building	1	Y	
055	090	944300	0010	13,960	3221298	\$2,147,958	12/12/22	\$153.87	WILMINGTON OFFICES	MTC-2	Office Building	3	Y	

Improved Sales Calc for Area 055 with Sales Not Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	042104	9040	7,298	3253816	\$2,108	04/02/23	\$0.29	Lighthouse Korean Reformed Church	BC	Church/Welfare/R	1	63	Sale price updated by sales id group
055	010	082104	9001	235,855	3253815	\$5,260	08/01/23	\$0.02	FEDERAL WAY HIGH SCHOOL	BC	School(Public)	1	63	Sale price updated by sales id group
055	010	092104	9036	1,900	3253814	\$7,808	05/03/23	\$4.11	76 / CAR WASH	BC	Car Wash	1	68	Non-gov't to gov't
055	010	092104	9057	0	3152818	\$723,000	10/14/21	\$0.00	TRANSIT CENTER SITE	CC-C	Governmental Ser	1	63	Sale price updated by sales id group
055	010	092104	9255	5,715	3266642	\$2,500,000	01/04/24	\$437.45	Kun Kang San B.B.Q. Grill Buffett	CC-C	Restaurant/Loung	2		2024 sale
055	010	150260	0030	6,016	3200111	\$3,602,817	07/08/22	\$598.87	Children's Dream Learning Center	CC-F	Daycare Center	1	51	Related party, friend, or neighbor
055	020	212204	9044	10,734	3271117	\$3,200,000	02/08/24	\$298.12	Rock Automotive (Primary)	CM	Service Building	2		2024 sale
055	020	953820	0050	23,867	3201014	\$1,500,000	07/15/22	\$62.85	WOODMONT PLACE SHOPPING CENTER (RITE A	CM	Retail Store	1	33	Lease or lease-hold
055	030	172104	9038	77,531	3225053	\$10,000	01/31/23	\$0.13	(FORMER) BALLY'S HEALTH AND TENNIS CLUB	OP	Health Club	1	18	Quit claim deed
055	030	172104	9058	17,460	3235676	\$50,000	04/28/23	\$2.86	32020 Professional Building	OP	Office Building	2	63	Sale price updated by sales id group
055	030	215470	0040	3,881	3271234	\$1,850,000	02/22/24	\$476.68	DENTAL OFFICE	OP	Medical/Dental O	1		2024 sale
055	030	926480	0110	70,103	3231487	\$15,095,000	03/30/23	\$215.33	FW BUSINESS PARK (SOUTH)	CE	Industrial Park	1	2	
055	030	926501	0130	46,984	3127054	\$5,880,000	06/18/21	\$125.15	ABAM OFFICE BLDG	OP	Office Building	1	33	Lease or lease-hold
055	040	212104	9025	3,080	3243197	\$583,010	06/26/23	\$189.29	SPRUCE BLDG	BC	Retail(Line/Strip)	1	18	Quit claim deed
055	040	250120	0020	2,168	3276348	\$800,000	03/29/24	\$369.00	Precision Dental Care	BC	Medical/Dental O	1		2024 sale
055	040	282104	9178	3,120	3268708	\$2,000,000	01/30/24	\$641.03	TRANSMISSION REBUILD	CE	Service Building	1		2024 sale
055	040	292104	9052	4,202	3227308	\$6,975,000	02/22/23	\$1,659.92	7-ELEVEN	CE	Conv Store with G	3	69	Net Lease Sale; not in ratio
055	050	132103	9073	13,240	3277095	\$195	06/14/23	\$0.01	TWIN LAKES CENTER	BN	Shopping Ctr(Ngh	2	22	Partial interest (1/3, 1/2, etc.)
055	050	132103	9098	14,568	3142124	\$9,164,465	08/23/21	\$629.08	CVS Pharmacy	BN	Retail Store	1	69	Net Lease Sale; not in ratio
055	050	873190	2741	0	3120559	\$600	04/22/21	\$0.00	VACANT RESIDENTIAL	RS7.2	Park, Private(Amu	1	51	Related party, friend, or neighbor
055	050	873215	0020	3,095	3236329	\$730,000	05/04/23	\$235.86	Twin Lakes Professional Park Condominium	PO	Medical/Dental O	1	2	
055	050	873215	0030	4,012	3185951	\$1,134,000	04/19/22	\$282.65	Twin Lakes Professional Park Condominium	PO	Medical/Dental O	1	2	
055	050	930100	0020	4,286	3140733	\$4,206,000	08/20/21	\$981.33	LINE RETAIL (STARBUCK'S & RETAIL)	BN	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	070	215484	0020	30,240	3270111	\$4,850,000	02/13/24	\$160.38	EAST CAMPUS TERRACE	OP-1	Office Building	1	46	Non-representative sale
055	070	322104	9091	9,186	3228958	\$1,565	12/19/22	\$0.17	Korean American Calvary Baptist Church	RS35.0	Church/Welfare/R	1	24	Easement or right-of-way
055	080	200900	4195	4,992	3270468	\$1,900,000	02/14/24	\$380.61	7th Avenue Dental Arts Building	D-C	Medical/Dental O	1		2024 sale
055	080	514900	0090	1,804	3147325	\$196,300	09/21/21	\$108.81	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off	1	62	Auction sale
055	090	092204	9018	10,001	3237321	\$30,210	04/19/23	\$3.02	DES MOINES PUBLIC WORKS	RS-9600	Warehouse	1	24	Easement or right-of-way
055	090	092204	9018	10,001	3272379	\$840	02/16/24	\$0.08	DES MOINES PUBLIC WORKS	RS-9600	Warehouse	1		2024 sale
055	090	162204	9029	18,404	3254902	\$1,000	06/22/23	\$0.05	MIDWAY COVENANT CHURCH	RS-9600	Church/Welfare/R	1	68	Non-gov't to gov't
055	090	162204	9109	17,356	3209211	\$1,000	08/24/22	\$0.06	GRACE LUTHERAN CHURCH	RS-9600	Church/Welfare/R	1	24	Easement or right-of-way
055	090	162204	9185	4,584	3209208	\$1,000	08/24/22	\$0.22	GRACE CHILDRENS CENTER	RS-9600	Daycare Center	1	24	Easement or right-of-way
055	090	162204	9185	4,584	3254897	\$600	07/12/23	\$0.13	GRACE CHILDRENS CENTER	RS-9600	Daycare Center	1	68	Non-gov't to gov't
055	090	162204	9239	102,725	3256805	\$1,000	07/26/23	\$0.01	PACIFIC MIDDLE SCHOOL	RS-9600	School(Public)	1	63	Sale price updated by sales id group
055	090	215640	0321	3,300	3120498	\$199,639	05/18/21	\$60.50	RETAIL BUILDING	PR-C	Retail(Line/Strip)	1	18	Quit claim deed

Vacant Sales Calc for Area 055 with Sales Used

4/23/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	042104	9257	185,708	3265485	\$1,100,000	12/22/23	\$5.92	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	Steep slopes, large area unusable
055	020	304020	0074	13,577	3252377	\$450,000	09/01/23	\$33.14	Vacant MFR Land	RM3600	Vacant(Multi-family)	1	Y	Destroyed property, likely some imp value
055	090	222204	9113	545,109	3252352	\$10,900,000	09/01/23	\$20.00	VACANT COMMERCIAL (WETLAND)	MCR	Vacant(Commercial)	2	Y	Wetlands, likely future mixed-use dev
055	020	551560	0086	42,688	3244861	\$16,000	07/03/23	\$0.37	VACANT MULTI-FAMILY	R18P	Vacant(Multi-family)	1	Y	Land hold
055	040	889700	0015	21,537	3244924	\$775,000	06/30/23	\$35.98	CAR WASH (6 BAYS)	CE	Car Wash	1	Y	Potential redevelopment
055	090	250060	0251	35,212	3234509	\$2,275,000	04/22/23	\$64.61	VACANT COMMERCIAL	PR-C	Vacant(Commercial)	1	Y	Potential commercial development
055	030	172104	9038	261,360	3224914	\$4,650,000	01/31/23	\$17.79	(FORMER) BALLY'S HEALTH AND TENNIS CLUB	OP	Health Club	1	Y	Future townhouse development
055	040	202104	9119	13,886	3212517	\$500,000	10/04/22	\$36.01	J&M Exhaust & Auto Repair	CE	Service Building	1	Y	Future redevelopment to multi-family
055	040	202104	9120	2,074	3212516	\$1,000,000	10/04/22	\$482.16	VACANT LAND	CE	Vacant(Commercial)	1	Y	Future redevelopment to multi-family
055	040	202104	9137	93,919	3212518	\$4,900,000	10/04/22	\$52.17	PATTISON'S WEST SKATING CENTER	CE	Skating Rink(Ice/Rink)	2	Y	Future redevelopment to multi-family
055	090	272420	0890	2,850	3190702	\$28,000	05/17/22	\$9.82	VACANT MULTIPLE	PR-R	Vacant(Multi-family)	1	Y	Land hold
055	040	797880	0080	59,782	3188315	\$1,870,000	05/02/22	\$31.28	Master Na's Martial Arts	BC	Retail Store	2	Y	Interim-use retail store, future redevelopment
055	020	042104	9119	27,548	3182431	\$250,000	03/31/22	\$9.08	VACANT COMMERCIAL	BN	Vacant(Commercial)	1	Y	Land hold
055	020	042104	9123	25,100	3182315	\$225,000	03/31/22	\$8.96	VACANT COMMERCIAL	BN	Vacant(Commercial)	1	Y	Land hold
055	020	720480	0190	60,942	3174476	\$2,060,000	02/24/22	\$33.80	VACANT COMMERCIAL	BC	Vacant(Commercial)	2	Y	Future redevelopment to affordable housing
055	040	212104	9082	48,787	3174224	\$1,300,000	02/10/22	\$26.65	VACANT COMMERCIAL	CE	Vacant(Industrial)	1	Y	Storage yard
055	010	255817	0050	9,604	3170678	\$455,000	01/20/22	\$47.38	7 UNIT - MOUNTAIN SUN	RM1800	Apartment	1	Y	Destroyed apartment, renovated to apartment
055	020	212204	9166	42,290	3167528	\$494,000	12/29/21	\$11.68	VACANT COMMERCIAL	CM	Vacant(Commercial)	1	Y	Restrictive shape, land hold
055	070	322104	9040	50,593	3136771	\$35,000	07/29/21	\$0.69	VACANT COMMERCIAL (WETLAND)	B	Vacant(Commercial)	1	Y	Wetland sale
055	080	200900	4725	8,520	3129124	\$682,000	06/29/21	\$80.05	Allstate Insurance	D-C	Retail Store	1	Y	Interim-Use, Assemblage, Future Redev Site
055	090	215640	0269	48,883	3130517	\$1,498,490	06/27/21	\$30.65	Vacant Commercial	PR-C	Vacant(Commercial)	1	Y	Two new quick service restaurants
055	040	292104	9051	42,449	3127804	\$510,000	06/22/21	\$12.01	VACANT COMMERCIAL	OP	Vacant(Commercial)	1	Y	Small wetland area, redevelopment site
055	020	720480	0164	132,873	3118396	\$2,000,000	05/11/21	\$15.05	VACANT COMMERCIAL	BC	Vacant(Commercial)	2	Y	Mini storage development
055	070	375060	0840	24,835	3117603	\$180,000	05/05/21	\$7.25	VACANT LAND	NB	Vacant(Commercial)	2	Y	Land Hold
055	030	926480	0070	191,496	3107588	\$3,442,111	03/19/21	\$17.97	VACANT COMMERCIAL	CE	Vacant(Commercial)	2	Y	New distribution warehouse
055	090	360180	0035	3,000	3102680	\$50,000	03/02/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-family)	1	Y	Multi-family development
055	090	360240	0040	3,000	3102451	\$50,000	03/01/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-family)	1	Y	Multi-family development
055	040	292104	9052	94,141	3102934	\$1,800,000	02/23/21	\$19.12	SIESTA MOTEL - FEDERAL WAY	CE	Hotel/Motel	3	Y	New convenience store
055	070	506640	0620	72,350	3101723	\$400,000	02/23/21	\$5.53	VACANT LAND	R48	Vacant(Multi-family)	1	Y	Land Hold

Vacant Sales Calc for Area 055 with Sales Not Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	020	768280	0005	23,265	3268025	\$418,000	01/23/24	\$17.97	VACANT COMMERCIAL	C-C	Vacant(Commercial)	1		2024 Sale
055	040	172104	9034	89,562	3267991	\$320,000	01/23/24	\$3.57	VACANT COMMERCIAL	OP	Vacant(Commercial)	1		2024 Sale
055	040	172104	9051	108,148	3268422	\$1,000,000	01/24/24	\$9.25	VACANT LAND	BC	Vacant(Commercial)	3		2024 Sale
055	050	072104	9216	28,536	3277704	\$199,000	04/15/24	\$6.97	VACANT LAND	BN	Vacant(Commercial)	1		2024 Sale
055	090	215640	0269	48,883	3150176	\$5,014,286	09/29/21	\$102.58	Vacant Commercial	PR-C	Vacant(Commercial)	1	69	Net Lease Sale; not in ratio
055	090	215640	0360	8,760	3148040	\$900,000	09/21/21	\$102.74	4 PLEX - DES MOINES	R-SE	4-Plex	1	68	Non-gov't to gov't
055	090	215640	0422	37,494	3175443	\$13,400	02/23/22	\$0.36	VACANT LAND (CPSRTA)	R-SE	Vacant(Single-family)	1	63	Sale price updated by sales id group
055	090	250060	0185	1,000	3233279	\$6,000	02/14/23	\$6.00	VACANT STRIP	PR-C	Vacant(Commercial)	1	24	Easement or right-of-way
055	090	250060	0301	32,919	3175273	\$220,700	02/23/22	\$6.70	VACANT MULTI-FAMILY	PR-R	Vacant(Multi-family)	3	63	Sale price updated by sales id group
055	090	250060	0317	11,167	3175272	\$55,800	02/23/22	\$5.00	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0325	26,318	3175263	\$112,000	02/23/22	\$4.26	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	2	63	Sale price updated by sales id group
055	090	250060	0336	85,890	3175262	\$928,900	02/23/22	\$10.81	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0363	11,080	3175255	\$23,100	02/23/22	\$2.08	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0364	8,175	3175259	\$148,700	02/23/22	\$18.19	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0367	9,040	3175258	\$152,000	02/23/22	\$16.81	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0370	43,867	3175252	\$1,100	02/23/22	\$0.03	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0441	116,157	3157130	\$700,000	11/05/21	\$6.03	DES MOINES WATER DISTRICT	MTC-2	Parking(Assoc)	2	63	Sale price updated by sales id group
055	090	250060	0480	27,700	3228938	\$1,008,239	03/07/23	\$36.40	VACANT COMMERCIAL (CPSRTA)	MTC-2	Vacant(Commercial)	1	68	Non-gov't to gov't
055	090	272420	0225	82,160	3175346	\$312,300	02/23/22	\$3.80	VACANT COMMERCIAL	PR-C	Vacant(Multi-family)	1	63	Sale price updated by sales id group
055	090	272420	0525	11,400	3175352	\$24,800	02/23/22	\$2.18	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	272420	0545	10,000	3175264	\$25,500	02/23/22	\$2.55	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	212204	9174	76,790	3259603	\$4,000,000	10/30/23	\$52.09	VACANT-Assoc w 9155	CM	Vacant(Multi-family)	2	Y	Included with improved sale

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
1	55	10	042104-9011	29928 PACIFIC HWY S
2	55	10	042104-9035	29600 PACIFIC HWY S
3	55	10	042104-9038	29700 PACIFIC HWY S
4	55	10	042104-9040	30333 PACIFIC HWY S
5	55	10	042104-9057	30300 PACIFIC HWY S
6	55	10	042104-9106	30390 PACIFIC HWY S
7	55	10	042104-9157	29805 PACIFIC HWY S
8	55	10	042104-9213	29926 PACIFIC HWY S
9	55	10	042104-9237	30315 PACIFIC HWY S
10	55	10	042104-9257	30200 PACIFIC HWY S
11	55	10	042104-9259	29815 PACIFIC HWY S
12	55	10	052104-9016	1600 SW DASH POINT RD
13	55	10	052104-9024	1101 S DASH POINT RD
14	55	10	052104-9058	30029 16TH AVE S
15	55	10	052104-9065	1550 S 304TH ST
16	55	10	052104-9092	941 S DASH POINT RD
17	55	10	052104-9118	30331 15TH CT S
18	55	10	052104-9183	30323 15TH CT S
19	55	10	052104-9202	30324 15TH CT S
20	55	10	052104-9203	30330 15TH CT S
21	55	10	052104-9204	1600 S 304TH ST
22	55	10	053700-0631	2080 S 312TH ST
23	55	10	068795-0000	30820 14TH AVE S
24	55	10	082104-9001	31031 PACIFIC HWY S
25	55	10	082104-9013	31433 PACIFIC HWY S
26	55	10	082104-9024	30817 PACIFIC HWY S
27	55	10	082104-9042	1045 S 308TH ST
28	55	10	082104-9051	901 S 308TH ST
29	55	10	082104-9052	1424 S 320TH ST
30	55	10	082104-9060	1436 S 312TH ST
31	55	10	082104-9061	31007 PACIFIC HWY S
32	55	10	082104-9062	
33	55	10	082104-9063	30919 PACIFIC HWY S
34	55	10	082104-9064	30833 PACIFIC HWY S
35	55	10	082104-9077	31675 PACIFIC HWY S
36	55	10	082104-9078	31721 PACIFIC HWY S
37	55	10	082104-9082	1404 S 320TH ST
38	55	10	082104-9088	31002 14TH AVE S
39	55	10	082104-9089	31009 PACIFIC HWY S
40	55	10	082104-9090	1400 S 312TH ST
41	55	10	082104-9108	1350 S 312TH ST
42	55	10	082104-9121	1400 S 320TH ST
43	55	10	082104-9125	31020 14TH AVE S
44	55	10	082104-9126	31811 PACIFIC HWY S

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
45	55	10	082104-9138	30853 14TH AVE S
46	55	10	082104-9139	30819 14TH AVE S
47	55	10	082104-9148	841 S 308TH ST
48	55	10	082104-9150	810 S 312TH ST
49	55	10	082104-9160	30823 14TH AVE S
50	55	10	082104-9169	31210 S 312TH ST
51	55	10	082104-9174	31509 PACIFIC HWY S
52	55	10	082104-9181	31319 PACIFIC HWY S
53	55	10	082104-9186	31217 PACIFIC HWY S
54	55	10	082104-9194	31857 PACIFIC HWY S
55	55	10	082104-9196	31811 PACIFIC HWY S
56	55	10	082104-9206	31847 PACIFIC HWY S
57	55	10	082104-9212	31101 14TH AVE S
58	55	10	082104-9216	31413 PACIFIC HWY S
59	55	10	082104-9222	848 S 320TH ST
60	55	10	082104-9228	31711 PACIFIC HWY S
61	55	10	082104-9229	31717 PACIFIC HWY S
62	55	10	082104-9231	30838 14TH AVE S
63	55	10	082104-9234	1014 S 320TH ST
64	55	10	082104-9237	
65	55	10	082104-9241	1300 S 320TH ST
66	55	10	082104-9245	31003 PACIFIC HWY S
67	55	10	082104-9264	
68	55	10	092104-9017	2141 S 314TH ST
69	55	10	092104-9018	31224 PETE VON REICHBAUER WAY S
70	55	10	092104-9019	31525 PETE VON REICHBAUER WAY S
71	55	10	092104-9020	2002 S 320TH ST
72	55	10	092104-9021	31600 PETE VON REICHBAUER WAY S
73	55	10	092104-9026	31201 28TH AVE S
74	55	10	092104-9027	
75	55	10	092104-9030	
76	55	10	092104-9035	31920 GATEWAY CENTER BLVD S
77	55	10	092104-9036	30405 PACIFIC HWY S
78	55	10	092104-9042	2427 S 317TH ST
79	55	10	092104-9044	30509 PACIFIC HWY S
80	55	10	092104-9045	31240 PACIFIC HWY S
81	55	10	092104-9046	31254 PACIFIC HWY S
82	55	10	092104-9051	31620 23RD AVE S
83	55	10	092104-9053	2000 S 314TH ST
84	55	10	092104-9054	31455 28TH AVE S
85	55	10	092104-9057	2031 S 316TH ST
86	55	10	092104-9100	30459 MILITARY RD S
87	55	10	092104-9102	30640 PACIFIC HWY S
88	55	10	092104-9106	30402 PACIFIC HWY S

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
89	55	10	092104-9107	30412 PACIFIC HWY S
90	55	10	092104-9109	31248 PACIFIC HWY S
91	55	10	092104-9110	31220 PACIFIC HWY S
92	55	10	092104-9111	31515 20TH AVE S
93	55	10	092104-9112	31218 PACIFIC HWY S
94	55	10	092104-9113	31448 PACIFIC HWY S
95	55	10	092104-9118	31610 PACIFIC HWY S
96	55	10	092104-9119	31240 28TH AVE S
97	55	10	092104-9120	30650 PACIFIC HWY S
98	55	10	092104-9121	30600 PACIFIC HWY S
99	55	10	092104-9123	31580 23RD AVE S
100	55	10	092104-9124	30602 PACIFIC HWY S
101	55	10	092104-9125	1900 S 314TH ST
102	55	10	092104-9127	31200 23RD AVE S
103	55	10	092104-9129	31458 PACIFIC HWY S
104	55	10	092104-9134	1820 S 308TH ST
105	55	10	092104-9137	2500 S 320TH ST
106	55	10	092104-9142	31408 28TH AVE S
107	55	10	092104-9146	31622 PACIFIC HWY S
108	55	10	092104-9149	30620 PACIFIC HWY S
109	55	10	092104-9151	31524 28TH AVE S
110	55	10	092104-9152	
111	55	10	092104-9159	31430 PACIFIC HWY S
112	55	10	092104-9162	1627 S 312TH ST
113	55	10	092104-9163	31401 20TH AVE S
114	55	10	092104-9164	31202 PACIFIC HWY S
115	55	10	092104-9172	2424 S 320TH ST
116	55	10	092104-9185	31720 GATEWAY BLVD
117	55	10	092104-9189	1702 S 312TH ST
118	55	10	092104-9190	31420 23RD AVE S
119	55	10	092104-9192	30400 PACIFIC HWY S
120	55	10	092104-9194	31240 28TH AVE S
121	55	10	092104-9197	31250 28TH AVE S
122	55	10	092104-9198	
123	55	10	092104-9200	31434 PACIFIC HWY S
124	55	10	092104-9207	31858 PACIFIC HWY S
125	55	10	092104-9208	1800 S 320TH ST
126	55	10	092104-9209	
127	55	10	092104-9210	31220 28TH AVE S
128	55	10	092104-9217	30421 PACIFIC HWY S
129	55	10	092104-9219	1650 S 308TH ST
130	55	10	092104-9221	31830 PACIFIC HWY S
131	55	10	092104-9223	31406 PACIFIC HWY S
132	55	10	092104-9232	30423 PACIFIC HWY S

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
133	55	10	092104-9233	31405 18TH AVE S
134	55	10	092104-9235	1800 S 312TH ST
135	55	10	092104-9241	31640 PACIFIC HWY S
136	55	10	092104-9248	
137	55	10	092104-9252	31246 PACIFIC HWY S
138	55	10	092104-9253	30419 PACIFIC HWY S
139	55	10	092104-9254	30400 PACIFIC HWY S
140	55	10	092104-9255	31656 PACIFIC HWY S
141	55	10	092104-9256	31430 PACIFIC HWY S
142	55	10	092104-9257	31434 PACIFIC HWY S
143	55	10	092104-9258	31440 PACIFIC HWY S
144	55	10	092104-9265	31254 PACIFIC HWY S
145	55	10	092104-9270	2006 S 320TH ST
146	55	10	092104-9271	2042 S 320TH ST
147	55	10	092104-9272	2302 S 320TH ST
148	55	10	092104-9276	2400 S 320TH ST
149	55	10	092104-9277	31224 PACIFIC HWY S
150	55	10	092104-9278	31224 PACIFIC HWY S
151	55	10	092104-9279	31224 PACIFIC HWY S
152	55	10	092104-9280	1831 S 312TH ST
153	55	10	092104-9284	2201 S 312TH ST
154	55	10	092104-9286	31414 PACIFIC HWY S
155	55	10	092104-9291	31611 PETE VON REICHBAUER WAY S
156	55	10	092104-9292	31646 PACIFIC HWY S
157	55	10	092104-9293	31634 PACIFIC HWY S
158	55	10	092104-9296	2032 S 320TH ST
159	55	10	092104-9297	2012 S 320TH ST
160	55	10	092104-9298	31699 23RD AVE S
161	55	10	092104-9299	31635 23RD AVE S
162	55	10	092104-9302	31515 PETE VON REICHBAUER WAY S
163	55	10	092104-9303	1800 S 314TH ST
164	55	10	092104-9304	1805 S 316TH ST
165	55	10	092104-9307	2517 S 316TH LN
166	55	10	092104-9308	31400 PACIFIC HWY S
167	55	10	092104-9317	1825 S 316TH ST
168	55	10	092104-9320	2460 S 320TH ST
169	55	10	092104-9321	2440 S 317TH ST
170	55	10	092104-9328	31910 GATEWAY CENTER BLVD S
171	55	10	092104-9334	
172	55	10	092104-9337	
173	55	10	092104-9338	
174	55	10	092104-9341	
175	55	10	150050-0010	1045 S 320TH ST
176	55	10	150050-0020	1207 S 320TH ST

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
177	55	10	150050-0030	1211 S 320TH ST
178	55	10	150050-0040	1301 S 320TH ST
179	55	10	150050-0050	1200 S 324TH ST
180	55	10	150050-0070	1320 S 324TH ST
181	55	10	150050-0080	1414 S 324TH ST
182	55	10	150050-0090	32303 PACIFIC HWY S
183	55	10	150050-0100	32225 PACIFIC HWY S
184	55	10	150050-0110	32057 PACIFIC HWY S
185	55	10	150050-0120	32065 PACIFIC HWY S
186	55	10	150050-0130	32011 PACIFIC HWY S
187	55	10	150260-0020	1120 S 324TH ST
188	55	10	150260-0030	1122 S 322ND PL
189	55	10	150260-0040	1108 S 322ND PL
190	55	10	154180-0000	2503 S 317TH ST
191	55	10	162104-9028	32018 23RD AVE S
192	55	10	162104-9041	32000 PACIFIC HWY S
193	55	10	172104-9061	32205 11TH PL S
194	55	10	172104-9077	32317 11TH PL S
195	55	10	172104-9081	1035 S 320TH ST
196	55	10	172104-9086	32015 11TH PL S
197	55	10	172104-9117	1025 S 320TH ST
198	55	10	172104-9127	32331 11TH PL S
199	55	10	242320-0010	2200 S 320TH ST
200	55	10	242320-0020	
201	55	10	242320-0030	
202	55	10	242320-0040	
203	55	10	242320-0050	31910 23RD AVE S
204	55	10	242320-0055	
205	55	10	242320-0060	2200 S 320TH ST
206	55	10	242320-0070	
207	55	10	250000-0000	30317 16TH AVE S
208	55	10	250300-0005	1401 S 308TH ST
209	55	10	250300-0015	1405 S 308TH ST
210	55	10	250300-0035	1443 S 308TH ST
211	55	10	250300-0040	1453 S 308TH ST
212	55	10	255817-0010	30504 PACIFIC HWY S
213	55	10	255817-0020	1717 S 305TH PL
214	55	10	255817-0030	1727 S 305TH PL
215	55	10	255817-0040	1737 S 305TH PL
216	55	10	255817-0050	1747 S 305TH PL
217	55	10	255817-0060	1757 S 305TH PL
218	55	10	255817-0070	1761 S 305TH PL
219	55	10	255817-0080	1700 S 305TH PL
220	55	10	255817-0090	1740 S 305TH PL

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
221	55	10	255817-0100	1730 S 305TH PL
222	55	10	255817-0110	1728 S 305TH PL
223	55	10	255817-0120	1718 S 305TH PL
224	55	10	255817-0130	1700 S 305TH PL
225	55	10	259590-0000	1003 S 308TH ST
226	55	10	298710-0000	1829 S 308TH ST
227	55	10	327800-0000	1066 S 320TH ST
228	55	10	367440-0167	29918 PACIFIC HWY S
229	55	10	401540-0000	1301 S 308TH ST
230	55	10	414260-0000	1002 S 312TH ST
231	55	10	430620-0000	31003 14TH AVE S
232	55	10	599970-0010	2535 S 320TH ST
233	55	10	645345-0000	29645 18TH AVE S
234	55	10	689990-0000	1305 S 312TH ST
235	55	10	762240-0010	2001 S 320TH ST
236	55	10	762240-0011	2001 S COMMONS
237	55	10	762240-0012	
238	55	10	762240-0013	
239	55	10	762240-0014	
240	55	10	762240-0015	1701 S 320TH ST
241	55	10	762240-0016	
242	55	10	762240-0017	
243	55	10	762240-0018	
244	55	10	762240-0019	2201 S COMMONS
245	55	10	762240-0020	2300 S 324TH ST
246	55	10	762240-0021	
247	55	10	762240-0025	1901 S COMMONS
248	55	10	762240-0027	
249	55	10	785360-0070	1808 S 311TH PL
250	55	10	785360-0071	1818 S 311TH PL
251	55	10	785360-0072	1828 S 311TH PL
252	55	10	785360-0075	31010 18TH AVE S
253	55	10	785360-0085	1825 S 310TH ST
254	55	10	785360-0086	1821 S 310TH ST
255	55	10	785360-0087	31008 18TH AVE S
256	55	10	785360-0091	31002 18TH AVE S
257	55	10	785360-0110	1811 S 308TH CT
258	55	10	785360-0115	1813 S 308TH CT
259	55	10	785360-0125	1651 S 308TH ST
260	55	10	785360-0130	30823 18TH AVE S
261	55	10	785360-0141	31000 18TH AVE S
262	55	10	785360-0145	31000 18TH AVE S
263	55	10	785360-0146	31000 18TH AVE S
264	55	10	785360-0150	1648 S 310TH ST

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
265	55	10	785360-0151	30915 18TH AVE S
266	55	10	785360-0155	1639 S 310TH ST
267	55	10	785360-0156	31003 18TH AVE S
268	55	10	785360-0157	S 310TH ST
269	55	10	785360-0160	31000 18TH AVE S
270	55	10	785360-0170	31000 18TH AVE S
271	55	10	785360-0171	31101 18TH AVE S
272	55	10	785360-0180	1634 S 312TH ST
273	55	10	785360-0181	1748 S 312TH ST
274	55	10	785360-0182	1636 S 312TH ST
275	55	10	785360-0185	31140 PACIFIC HWY S
276	55	10	785360-0186	31122 PACIFIC HWY S
277	55	10	785360-0187	1620 S 312TH ST
278	55	10	785360-0200	31014 PACIFIC HWY S
279	55	10	785360-0210	31008 PACIFIC HWY S
280	55	10	785360-0212	31000 PACIFIC HWY S
281	55	10	785360-0215	1626 S 310TH ST
282	55	10	785360-0220	30854 PACIFIC HWY S
283	55	10	785360-0225	31000 PACIFIC HWY S
284	55	10	785360-0226	31000 PACIFIC HWY S
285	55	10	785360-0230	30820 PACIFIC HWY S
286	55	10	785360-0235	30800 PACIFIC HWY S
287	55	10	785360-0240	30800 PACIFIC HWY S
288	55	10	797820-0525	2415 S 320TH ST
289	55	10	797820-0526	2500 S 320TH ST
290	55	10	797820-0535	2505 S 320TH ST
291	55	10	797820-0540	32124 25TH AVE S
292	55	10	857500-0010	31510 PETE VON REICHBAUER WAY S
293	55	10	857500-0020	
294	55	10	866503-0000	31701 PETE VON REICHBAUER WAY S
295	55	10	868240-0000	1040 S 320TH ST
296	55	30	114040-0000	918 S 348TH ST
297	55	30	132150-0000	32215 5TH AVE S
298	55	30	132151-0000	509 S 323RD PL
299	55	30	132180-0010	34110 9TH AVE S
300	55	30	132180-0020	34100 9TH AVE S
301	55	30	132185-0000	33507 9TH AVE S #A
302	55	30	132201-0010	183 S 340TH ST
303	55	30	132201-0020	181 S 340TH ST
304	55	30	132201-0030	179 S 340TH ST
305	55	30	132201-0040	177 S 340TH ST
306	55	30	132201-0050	175 S 340TH ST
307	55	30	132201-0060	173 S 340TH ST
308	55	30	132201-0070	171 S 340TH ST

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
309	55	30	132201-0080	169 S 340TH ST
310	55	30	132201-0090	167 S 340TH ST
311	55	30	132201-0100	165 S 340TH ST
312	55	30	132201-0110	163 S 340TH ST
313	55	30	132201-0120	153 S 340TH ST
314	55	30	132201-0130	151 S 340TH ST
315	55	30	132201-0140	149 S 340TH ST
316	55	30	132201-0150	147 S 340TH ST
317	55	30	132201-0160	145 S 340TH ST
318	55	30	132201-0170	143 S 340TH ST
319	55	30	132201-0180	141 S 340TH ST
320	55	30	132201-0190	139 S 340TH ST
321	55	30	132201-0200	137 S 340TH ST
322	55	30	132201-0210	135 S 340TH ST
323	55	30	132201-0220	34246 1ST PL S
324	55	30	132201-0230	34242 1ST PL S
325	55	30	132201-0240	34238 1ST PL S
326	55	30	132201-0250	34234 1ST PL S
327	55	30	132201-0260	34230 1ST PL S
328	55	30	132201-0270	34226 1ST PL S
329	55	30	132201-0280	34222 1ST PL S
330	55	30	132201-0290	34218 1ST PL S
331	55	30	132201-0300	34214 1ST PL S
332	55	30	132201-0310	34210 1ST PL S
333	55	30	132201-0320	34206 1ST PL S
334	55	30	132201-0330	34202 1ST PL S
335	55	30	132201-0340	34136 1ST PL S
336	55	30	132201-0350	34132 1ST PL S
337	55	30	132201-0360	34128 1ST PL S
338	55	30	132201-0370	34124 1ST PL S
339	55	30	132201-0380	34120 1ST PL S
340	55	30	132201-0390	34116 1ST PL S
341	55	30	132201-0400	34112 1ST PL S
342	55	30	132201-0410	34108 1ST PL S
343	55	30	132201-0420	34104 1ST PL S
344	55	30	132202-0010	124 S 339TH CIR
345	55	30	132202-0020	122 S 339TH CIR
346	55	30	132202-0030	120 S 339TH CIR
347	55	30	132202-0040	118 S 339TH CIR
348	55	30	132202-0050	116 S 339TH CIR
349	55	30	132202-0060	121 S 339TH CIR
350	55	30	132202-0070	123 S 339TH CIR
351	55	30	132202-0080	113 S 339TH CIR
352	55	30	132202-0090	115 S 339TH CIR

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
353	55	30	132202-0100	112 S 339TH CIR
354	55	30	132202-0110	109 S 339TH CIR
355	55	30	132202-0120	111 S 339TH CIR
356	55	30	132202-0130	101 S 339TH CIR
357	55	30	132202-0140	103 S 339TH CIR
358	55	30	132202-0150	108 S 339TH CIR
359	55	30	132202-0160	106 S 339TH CIR
360	55	30	132202-0170	104 S 339TH CIR
361	55	30	132202-0180	102 S 339TH CIR
362	55	30	132202-0190	100 S 339TH CIR
363	55	30	132202-0200	33727 1ST PL S
364	55	30	132202-0210	33729 1ST PL S
365	55	30	132202-0220	12 S 338TH PL
366	55	30	132202-0230	11 S 338TH PL
367	55	30	132202-0240	13 S 338TH PL
368	55	30	132202-0250	15 S 338TH PL
369	55	30	132202-0260	16 S 338TH PL
370	55	30	132202-0270	33731 1ST PL S
371	55	30	132202-0280	17 S 338TH PL
372	55	30	132202-0290	19 S 338TH PL
373	55	30	132202-0300	21 S 338TH PL
374	55	30	132202-0310	23 S 338TH PL
375	55	30	132202-0320	25 S 338TH PL
376	55	30	132202-0330	34001 1ST CIR S
377	55	30	132202-0340	34003 1ST CIR S
378	55	30	132202-0350	34005 1ST CIR S
379	55	30	132202-0360	34007 1ST CIR S
380	55	30	132202-0370	34009 1ST CIR S
381	55	30	132202-0380	34010 1ST CIR S
382	55	30	132202-0390	34002 1ST PL S
383	55	30	132202-0400	34018 1ST CIR S
384	55	30	132202-0410	34016 1ST CIR S
385	55	30	132202-0420	34011 1ST CIR S
386	55	30	132202-0430	34013 1ST CIR S
387	55	30	132202-0440	34015 1ST CIR S
388	55	30	132202-0450	34017 1ST CIR S
389	55	30	132202-0460	34019 1ST CIR S
390	55	30	132202-0470	34025 1ST PL S
391	55	30	132202-0480	34027 1ST PL S
392	55	30	132202-0490	34029 1ST PL S
393	55	30	132202-0500	34031 1ST PL S
394	55	30	132202-0510	34033 1ST PL S
395	55	30	132202-0520	34035 1ST PL S
396	55	30	132202-0530	28 S 341ST PL

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
397	55	30	132202-0540	26 S 341ST PL
398	55	30	132202-0550	24 S 341ST PL
399	55	30	132202-0560	22 S 341ST PL
400	55	30	132202-0570	20 S 341ST PL
401	55	30	132202-0580	23 S 342ND PL
402	55	30	132202-0590	21 S 341ST ST
403	55	30	132202-0600	27 S 341ST PL
404	55	30	132202-0610	29 S 341ST PL
405	55	30	132202-0620	34 S 342ND PL
406	55	30	132202-0630	32 S 342ND PL
407	55	30	132202-0640	30 S 342ND PL
408	55	30	132202-0650	25 S 342ND PL
409	55	30	132202-0660	27 S 342ND PL
410	55	30	132202-0670	29 S 342ND PL
411	55	30	132202-0680	31 S 342ND PL
412	55	30	132202-0690	33 S 342ND PL
413	55	30	132202-0700	33855 1ST PL S
414	55	30	132203-0010	190 S 334TH ST
415	55	30	159440-0000	33530 1ST WAY S
416	55	30	169730-0000	32600 1ST AVE S
417	55	30	172104-9038	32818 1ST AVE S
418	55	30	172104-9039	32290 1ST AVE S
419	55	30	172104-9058	32020 1ST AVE S
420	55	30	172104-9073	32300 1ST AVE S
421	55	30	172104-9075	701 S 320TH ST
422	55	30	172104-9082	333 S 320TH ST
423	55	30	172104-9105	301 S 320TH ST
424	55	30	172104-9109	32010 1ST AVE S
425	55	30	172104-9121	33030 1ST AVE S
426	55	30	172104-9130	32930 1ST AVE S
427	55	30	172104-9131	100 S 330TH ST
428	55	30	172104-9135	32300 1ST AVE S
429	55	30	172104-9136	32340 1ST AVE S
430	55	30	172104-9137	32324 1ST AVE S
431	55	30	182104-9035	33131 1ST AVE S
432	55	30	182104-9037	32935 1ST AVE S
433	55	30	182104-9042	32420 1ST LN SW
434	55	30	182104-9045	118 SW 330TH ST
435	55	30	182104-9047	32701 1ST AVE S
436	55	30	182104-9053	33131 1ST AVE SW
437	55	30	182104-9057	32420 1ST WAY S
438	55	30	192104-9003	550 SW CAMPUS DR
439	55	30	192104-9004	
440	55	30	192104-9017	125 SW CAMPUS DR

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
441	55	30	192104-9046	650 SW CAMPUS DR
442	55	30	192104-9051	650 SW CAMPUS DR
443	55	30	202104-9002	1001 S 336TH ST
444	55	30	202104-9013	34716 1ST AVE S
445	55	30	202104-9014	329 S 348TH ST
446	55	30	202104-9017	3500 1ST AVE S
447	55	30	202104-9034	
448	55	30	202104-9049	508 S 348TH ST
449	55	30	202104-9050	34301 9TH AVE S
450	55	30	202104-9058	34200 1ST WAY S
451	55	30	202104-9062	
452	55	30	202104-9071	34301 9TH AVE S
453	55	30	202104-9099	1150 S 344TH ST
454	55	30	202104-9110	34424 1ST AVE S
455	55	30	202104-9126	34601 6TH AVE S
456	55	30	202104-9128	202 S 348TH ST
457	55	30	202104-9134	204 S 348TH ST
458	55	30	202104-9156	34110 1ST WAY S
459	55	30	202104-9157	34301 9TH AVE S
460	55	30	202104-9159	1001 S 344TH ST
461	55	30	202104-9166	1044 S 348TH ST
462	55	30	202104-9173	1017 S 344TH ST
463	55	30	202104-9174	1111 S 344TH ST
464	55	30	202104-9175	1115 S 344TH ST
465	55	30	202104-9178	34719 6TH AVE S
466	55	30	202104-9184	
467	55	30	215470-0010	1107 S 347TH PL
468	55	30	215470-0020	1115 S 347TH PL
469	55	30	215470-0030	34704 11TH PL S
470	55	30	215470-0040	34700 11TH PL S
471	55	30	215470-0050	34620 11TH PL S
472	55	30	215470-0060	34618 11TH PL S
473	55	30	215470-0070	34616 11TH PL S
474	55	30	215470-0080	34619 11TH PL S
475	55	30	215470-0100	34621 11TH AVE S
476	55	30	215470-0110	34617 11TH PL S
477	55	30	233145-0000	710 S 348TH ST
478	55	30	325945-0000	123 S 340TH ST
479	55	30	415920-0704	35101 5TH AVE SW
480	55	30	415920-0710	160 SW CAMPUS DR
481	55	30	415920-0715	164 SW CAMPUS DR
482	55	30	415920-0720	178 SW CAMPUS DR
483	55	30	415920-0725	
484	55	30	415920-0730	

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
485	55	30	609430-0000	33434 8TH AVE S
486	55	30	697900-0010	32931 1ST AVE S
487	55	30	697900-0020	32925 1ST AVE S
488	55	30	697900-0030	32901 1ST AVE S
489	55	30	697900-0040	32901 1ST AVE S
490	55	30	697900-0050	32717 1ST AVE S
491	55	30	701681-0000	302 S 328TH ST
492	55	30	701682-0000	
493	55	30	750451-0010	34509 9TH AVE S
494	55	30	750451-0020	34515 9TH AVE S
495	55	30	750451-0030	34500 9TH AVE S
496	55	30	750451-0040	34500 9TH AVE S
497	55	30	750451-0050	34503 9TH AVE S
498	55	30	750451-0060	34500 9TH AVE S
499	55	30	750451-0070	34500 9TH AVE S
500	55	30	750451-0080	34500 9TH AVE S
501	55	30	750451-0090	34500 9TH AVE S
502	55	30	750451-0100	
503	55	30	750451-0110	
504	55	30	750451-0120	
505	55	30	750451-0130	
506	55	30	812125-0000	451 S 328TH ST
507	55	30	912940-0030	125 S 348TH ST
508	55	30	912940-0040	34815 1ST AVE S
509	55	30	926450-0000	32114 1ST AVE S
510	55	30	926470-0030	33400 10TH PL S
511	55	30	926470-0040	33400 1ST WAY S
512	55	30	926470-0060	595 S 338TH ST
513	55	30	926470-0090	750 S 348TH ST
514	55	30	926470-0110	700 S 348TH ST
515	55	30	926470-0120	510 S 330TH ST
516	55	30	926480-0010	34612 6TH AVE S
517	55	30	926480-0015	34709 9TH AVE S
518	55	30	926480-0020	616 S 348TH ST
519	55	30	926480-0040	914 S 348TH ST
520	55	30	926480-0050	34620 9TH AVE S
521	55	30	926480-0070	34520 9TH AVE S
522	55	30	926480-0080	34310 9TH AVE S
523	55	30	926480-0090	34200 9TH AVE S
524	55	30	926480-0110	34004 9TH AVE S
525	55	30	926480-0120	33930 9TH AVE S
526	55	30	926480-0125	33926 9TH AVE S
527	55	30	926480-0140	33710 9TH AVE S
528	55	30	926480-0150	909 S 336TH ST

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
529	55	30	926480-0160	33901 9TH AVE S
530	55	30	926480-0165	33919 9TH AVE S
531	55	30	926480-0170	33811 9TH AVE S
532	55	30	926480-0180	33721 9TH AVE S
533	55	30	926480-0190	801 S 336TH ST
534	55	30	926480-0205	33600 6TH AVE S
535	55	30	926480-0210	33650 6TH AVE S
536	55	30	926480-0220	491 S 338TH ST
537	55	30	926480-0235	33800 1ST WAY S
538	55	30	926480-0240	501 S 336TH ST
539	55	30	926480-0260	533 S 336TH ST
540	55	30	926480-0270	505 S 336TH ST
541	55	30	926480-0280	33610 1ST WAY S
542	55	30	926500-0010	900 S 336TH ST
543	55	30	926500-0030	33528 6TH AVE S
544	55	30	926500-0040	33520 6TH AVE S
545	55	30	926500-0050	650 S 335TH ST
546	55	30	926500-0060	33405 8TH AVE S
547	55	30	926500-0110	33400 8TH AVE S
548	55	30	926500-0120	33330 8TH AVE S
549	55	30	926500-0150	840 S 333RD ST
550	55	30	926500-0160	822 S 333RD ST
551	55	30	926500-0170	720 S 333RD ST
552	55	30	926500-0173	710 S 333RD ST
553	55	30	926500-0180	700 S 333RD ST
554	55	30	926500-0190	600 S 333RD ST
555	55	30	926500-0195	500 S 333RD ST
556	55	30	926500-0200	402 S 333RD ST
557	55	30	926500-0210	350 S 333RD ST
558	55	30	926500-0215	360 S 333RD ST
559	55	30	926500-0220	200 S 333RD ST
560	55	30	926500-0230	33309 1ST WAY S
561	55	30	926500-0240	33313 1ST WAY S
562	55	30	926500-0250	33320 1ST WAY S
563	55	30	926500-0255	33310 1ST WAY S
564	55	30	926500-0258	181 S 333RD ST
565	55	30	926500-0260	600 S 334TH ST
566	55	30	926500-0290	33325 8TH AVE S
567	55	30	926500-0330	33405 6TH AVE S
568	55	30	926500-0340	33455 6TH AVE S
569	55	30	926500-0350	33438 1ST WAY S
570	55	30	926500-0355	33400 1ST WAY S
571	55	30	926500-0370	500 S 336TH ST
572	55	30	926500-0385	530 S 336TH ST

AREA 55 PHYSICAL INSPECTION 2024				
No	GeoArea	GeoNbhd	Parcel Number	AddrLine
573	55	30	926501-0010	1010 S 336TH ST
574	55	30	926501-0030	33506 10TH PL S
575	55	30	926501-0045	33320 9TH AVE S
576	55	30	926501-0055	1211 S 332ND ST
577	55	30	926501-0060	33400 9TH AVE S
578	55	30	926501-0080	930 S 336TH ST
579	55	30	926501-0100	33507 9TH AVE S
580	55	30	926501-0130	33301 9TH AVE S
581	55	30	926502-0010	32015 1ST AVE S
582	55	30	926502-0020	32105 1ST AVE S
583	55	30	926504-0010	33501 1ST WAY S
584	55	30	926504-0080	135 S 336TH ST
585	55	30	926504-0110	
586	55	30	926504-0120	130 S 340TH ST
587	55	30	926504-0150	33915 1ST WAY S
588	55	30	926504-0160	33801 1ST WAY S
589	55	30	926504-0180	115 S 336TH ST
590	55	30	926504-0190	33615 1ST WAY S
591	55	30	926660-0000	431 S 321ST PL
592	55	30	926925-0000	33516 9TH AVE S
593	55	30	928870-0000	144 S 329TH ST
594	55	30	929170-0000	34720 2ND LN S

Improved Sales Calc for Area 060 with Sales Used

4/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	000080	0014	2,763	3133139	\$1,170,000	05/20/21	\$423.45	CHEVRON EXTRA MILE	C3	Conv Store with Gas	1	Y	
060	020	000080	0015	12,278	3202847	\$5,500,000	07/26/22	\$447.96	IRON HORSE CASINO	C3	Restaurant/Lounge	1	Y	
060	020	000080	0029	7,156	3192419	\$1,450,000	05/16/22	\$202.63	HONEST-1 AUTO CARE	C3	Service Building	1	Y	
060	020	000100	0031	5,388	3166034	\$1,175,000	12/23/21	\$218.08	HOYT AUTO REBUILD	C3	Service Building	1	Y	
060	020	000100	0058	2,516	3248851	\$625,000	08/04/23	\$248.41	AUBURN VALLEY ANIMAL HOSPITAL	C1	Office Building	1	Y	
060	020	001900	0020	3,928	3118494	\$660,000	05/07/21	\$168.02	THE SPUNKY MONKEY RESTAURANT	DUC	Retail Store	2	Y	
060	020	030055	0030	1,682	3137396	\$460,000	08/03/21	\$273.48	AUBURN DENTAL	C1	Medical/Dental Office	1	Y	
060	020	048300	0160	5,868	3234636	\$920,000	04/21/23	\$156.78	NORTHSTAR DRIVING ACADEMY	DUC	Retail Store	1	Y	
060	020	049200	0235	1,330	3096531	\$350,000	01/20/21	\$263.16	BATTLEFIELD CAFE	DUC	Retail Store	1	Y	
060	020	072105	9022	11,925	3148987	\$3,196,000	09/28/21	\$268.01	AUBURN COURT RETAIL CENTER	C1	Retail(Line/Strip)	1	Y	
060	020	173580	0080	872	3264554	\$350,000	11/21/23	\$401.38	BUDS & BLOOMS	C1	Retail Store	1	Y	
060	020	173580	0200	3,718	3225148	\$1,250,000	02/01/23	\$336.20	WAREHOUSE/OFFICE	DUC	Warehouse	1	Y	
060	020	182105	9214	2,289	3190530	\$625,000	05/16/22	\$273.04	IMAGES HAIR DESIGN	RO	Office Building	1	Y	
060	020	182105	9222	7,079	3244936	\$1,585,900	07/05/23	\$224.03	RED LOTUS RESTAURANT	C1	Restaurant/Lounge	1	Y	
060	020	182105	9328	8,248	3151801	\$3,698,453	10/12/21	\$448.41	EVERGREEN EYE CLINIC	C1	Medical/Dental Office	1	Y	
060	020	182105	9331	3,828	3206951	\$1,250,000	08/22/22	\$326.54	REMAX REALTY	C1	Office Building	1	Y	
060	020	264800	0007	768	3112973	\$272,200	04/21/21	\$354.43	PROFESSIONAL CENTER	RO	Office Building	1	Y	
060	020	289145	0030	2,114	3255872	\$180,000	09/15/23	\$85.15	Green River Professional Center	C1	Medical/Dental Office	1	Y	
060	020	333990	0285	2,000	3236192	\$750,000	04/27/23	\$375.00	Q TONER	C1	Retail Store	1	Y	
060	020	333990	0305	5,000	3136197	\$1,182,000	07/29/21	\$236.40	"ST VINCENT DE PAUL"	C1	Retail Store	1	26	Imp changed after sale; not in ratio
060	020	333990	0890	2,163	3099469	\$307,200	02/11/21	\$142.02	GRANDMA'S CORNER GARAGE	RO	Service Building	1	Y	
060	020	374760	0010	4,986	3111152	\$662,500	04/08/21	\$132.87	STATE FARM	RO	Office Building	1	Y	
060	020	391020	0015	4,176	3166505	\$790,000	12/22/21	\$189.18	T'S AUTO REPAIR	C3	Service Building	1	Y	
060	020	391020	0015	4,176	3196297	\$1,300,000	06/15/22	\$311.30	T'S AUTO REPAIR	C3	Service Building	1	Y	
060	020	556820	0215	1,968	3102334	\$350,000	02/10/21	\$177.85	LIFEGATE KIDS THEATER	DUC	Retail Store	1	Y	
060	020	605340	0150	9,258	3265511	\$1,897,600	12/22/23	\$204.97	WEAVER STORE	C3	Retail Store	2	Y	
060	020	685870	0120	5,264	3151145	\$1,000,000	10/07/21	\$189.97	CASCADE PLAZA	RO	Retail Store	1	Y	
060	020	733140	0030	7,968	3213741	\$1,300,000	10/10/22	\$163.15	RAINBOW CAFE	DUC	Restaurant/Lounge	2	Y	
060	020	733140	0550	4,170	3261433	\$1,775,000	11/15/23	\$425.66	DENTAL OFFICE AND 2ND FLR APT	DUC	Medical/Dental Office	1	Y	
060	020	733140	0598	1,798	3143063	\$250,000	08/30/21	\$139.04	ADVANCE TIL PAYDAY	DUC	Retail Store	1	Y	
060	020	780401	0010	2,848	3212171	\$356,000	09/29/22	\$125.00	620 M ST NE CONDO	RO	Medical/Dental Office	1	Y	
060	020	781570	0340	3,232	3180215	\$950,000	03/23/22	\$293.94	HERFY'S	DUC	Restaurant/Lounge	1	Y	
060	020	781570	0360	2,542	3129463	\$750,000	06/28/21	\$295.04	A STREET AUTOMOTIVE	DUC	Service Building	1	Y	
060	020	781570	0370	12,168	3156398	\$2,040,000	11/01/21	\$167.65	PATRICIA BLDG	DUC	Office Building	1	Y	
060	020	949920	0195	936	3232839	\$270,000	04/07/23	\$288.46	OFFICE SFR	RO	Single Family(C/I Use)	1	Y	
060	030	030351	0080	17,856	3163976	\$2,304,400	12/09/21	\$129.05	VARSITY FACILITY SERVICES	M1	Warehouse	1	Y	
060	030	030351	0090	16,730	3150853	\$2,159,000	10/05/21	\$129.05	IGLESIAS DE DIOS PENTECOSTAL	M1	Warehouse	1	Y	

Improved Sales Calc for Area 060 with Sales Used

4/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	030	112104	9031	17,442	3097899	\$2,000,000	01/22/21	\$114.67	NICOLAS COMP SAND BLASTING	M1	Service Building	1	Y	
060	030	391500	0230	2,101	3228443	\$870,000	03/02/23	\$414.09	HAPPY EXPRESS RESTAURANT	DUC	Restaurant/Lounge	1	Y	
060	030	391500	0380	5,287	3202771	\$641,500	07/22/22	\$121.34	D & L SUPPLY & MANUFACTURING	DUC	Apartment(Mixed Use)	1	Y	
060	030	446340	0045	9,732	3155768	\$1,250,000	10/28/21	\$128.44	PRINTCO	C2	Industrial(Gen Purpose)	2	Y	
060	030	540160	0175	13,556	3170931	\$1,850,000	01/27/22	\$136.47	KFG MOTORSPORTS	M1	Retail Store	2	Y	
060	030	664937	0050	2,160	3244941	\$650,000	06/29/23	\$300.93	PARK 17 WAREHOUSE CONDO	M1	Warehouse	1	Y	
060	030	714000	0030	2,925	3241518	\$920,000	06/09/23	\$314.53	RAINIER VIEW BUILDING A	M1	Warehouse	1	Y	
060	030	945200	0010	5,940	3136742	\$1,130,000	08/02/21	\$190.24	MARIANNE BUSINESS PARK BLDG B	M1	Warehouse	1	Y	
060	030	945200	0012	3,534	3218460	\$567,000	11/18/22	\$160.44	MARIANNE BUSINESS PARK BLDG A	M1	Warehouse	1	Y	
060	030	945200	0012	3,534	3248191	\$670,000	07/19/23	\$189.59	MARIANNE BUSINESS PARK BLDG A	M1	Warehouse	1	Y	
060	035	000400	0002	4,158	3228059	\$1,500,000	02/24/23	\$360.75	AUBURN VALLEY COLLISION	C3	Service Building	1	Y	
060	035	000400	0040	37,200	3164089	\$4,186,600	12/08/21	\$112.54	WHSE/OFFICE BLDG	M2	Warehouse	1	Y	
060	035	000400	0041	15,548	3206275	\$10,000,000	08/23/22	\$643.17	AUBURN VOLKSWAGEN	C3	Auto Showroom and Lot	1	Y	
060	035	000400	0087	10,560	3153070	\$2,400,000	10/06/21	\$227.27	COMFORT MECHANICAL	M2	Industrial(Gen Purpose)	1	Y	
060	035	000400	0115	31,850	3136060	\$9,600,000	07/30/21	\$301.41	COMCAST	C3	Office Building	2	Y	
060	035	000460	0019	58,400	3161650	\$9,500,000	11/27/21	\$162.67	ARMSTRONG HOMES	C3	Retail Store	4	Y	
060	035	030040	0030	2,952	3247119	\$155,000	07/24/23	\$52.51	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0060	2,952	3170750	\$180,000	01/21/22	\$60.98	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0180	4,212	3222489	\$95,000	12/01/22	\$22.55	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0210	1,710	3237164	\$145,400	05/12/23	\$85.03	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0270	3,000	3129839	\$225,000	07/02/21	\$75.00	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0360	3,276	3229285	\$170,000	03/10/23	\$51.89	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0020	2,570	3189693	\$220,000	05/09/22	\$85.60	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0030	1,934	3230629	\$325,000	03/17/23	\$168.05	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0130	2,040	3216000	\$155,000	10/28/22	\$75.98	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030130	0040	1,176	3265119	\$240,000	12/21/23	\$204.08	AUBURN FLYERS CONDO I	LF	Air Terminal and Hangars	1	Y	
060	035	158060	0251	55,637	3157060	\$7,809,900	11/04/21	\$140.37	POWER LINE INDUSTRIAL PARK	M2	Industrial(Light)	4	Y	
060	035	158260	0014	26,846	3208684	\$9,500,000	09/07/22	\$353.87	ARIMA BOAT MFG	M1	Industrial(Light)	1	Y	
060	035	512540	0085	5,896	3256714	\$1,900,000	10/04/23	\$322.25	CREDIT CONCEPTS	C3	Office Building	1	Y	
060	035	885550	0030	47,019	3143800	\$8,400,000	08/28/21	\$178.65	OLIVER MARKETING	M1	Warehouse	1	Y	
060	035	885551	0110	17,630	3177957	\$3,680,000	03/15/22	\$208.74	CONRAD	M1	Warehouse	1	Y	
060	035	936000	0097	14,000	3225856	\$3,850,000	02/09/23	\$275.00	AMERICAN TRANSPORTATION REPAIR	M1	Warehouse	1	Y	
060	035	936000	0160	20,640	3222975	\$4,525,000	01/06/23	\$219.23	GLOBAL TECH	M1	Industrial(Light)	1	Y	
060	035	936060	0135	3,970	3149670	\$1,220,000	09/29/21	\$307.30	COFFEY CHIROPRACTIC	C3	Medical/Dental Office	2	Y	
060	035	936060	0139	7,912	3166724	\$2,350,000	12/22/21	\$297.02	STAN'S HEADERS AND EXHAUST	C3	Service Building	1	Y	
060	035	936060	0160	8,994	3266462	\$3,550,000	12/21/23	\$394.71	LINE RETAIL	C3	Retail(Line/Strip)	1	Y	
060	035	936060	0351	5,570	3113481	\$1,483,000	04/20/21	\$266.25	AUBURN DETAIL SHOP	C3	Service Building	1	Y	

Improved Sales Calc for Area 060 with Sales Used

4/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	035	936060	0352	18,600	3210273	\$3,750,000	09/14/22	\$201.61	ANDERSON'S WELDING	C3	Industrial(Light)	1	Y	
060	060	084400	0680	3,372	3187309	\$650,000	04/29/22	\$192.76	RESTAURANT / APARTMENT / WAREH	TC	Restaurant/Lounge	1	Y	
060	060	112106	9062	1,800	3245817	\$505,000	07/12/23	\$280.56	MIKES AUTO SALES & BODY SHOP	CC	Service Building	1	Y	
060	060	112106	9071	1,100	3204940	\$375,000	08/12/22	\$340.91	DENTAL OFFICE	CC	Medical/Dental Office	1	Y	
060	060	187140	0105	4,000	3107449	\$510,000	03/25/21	\$127.50	CUMBERLAND GROCERY	NB	Conv Store without Gas	1	Y	

Improved Sales Calc for Area 060 with Sales Not Used

2/28/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	000080	0021	0	3178491	\$234,000	03/17/22	\$0.00	METRO PARK-N-RIDE	P1	Utility, Public	2	63	Sale price updated by sales id group
060	020	001900	0105	1,632	3190113	\$7,000	05/05/22	\$4.29	SHELL FOOD MART	DUC	Conv Store with Gas	1	24	Easement or right-of-way
060	020	048900	0085	16,888	3202203	\$412,920	07/27/22	\$24.45	MAX HOUSE	DUC	Retail Store	1	68	Non-gov't to gov't
060	020	049200	0305	36,900	3266621	\$10,959,700	12/20/23	\$297.01	AUBURN REGIONAL MEDICAL PLAZA	DUC	Medical/Dental Office	1	33	Lease or lease-hold
060	020	049250	0180	17,480	3262857	\$1,000	11/21/23	\$0.06	MEDICAL OFFICE & MRI BLDG	DUC	Medical/Dental Office	1	24	Easement or right-of-way
060	020	173580	0115	4,300	3262746	\$37,900	11/15/23	\$8.81	DANCE & MUSIC CENTER	DUC	Historic Prop(Misc)	1	24	Easement or right-of-way
060	020	173580	0115	4,300	3267537	\$37,900	11/15/23	\$8.81	DANCE & MUSIC CENTER	DUC	Historic Prop(Misc)	1	24	Easement or right-of-way
060	020	173580	0290	0	3262860	\$2,704	11/21/23	\$0.00	CASCADE SURGERY ASSOCIATES	DUC	Medical/Dental Office	1	24	Easement or right-of-way
060	020	173580	0290	0	3262864	\$2,704	11/21/23	\$0.00	CASCADE SURGERY ASSOCIATES	DUC	Medical/Dental Office	1	24	Easement or right-of-way
060	020	745992	0010	15,971	3168647	\$2,030,000	01/13/22	\$127.11	VALLEY REGIONAL FIRE AUTHORITY	C1	Governmental Service	1	63	Sale price updated by sales id group
060	030	129160	0070	20,800	3262567	\$4,500,000	11/27/23	\$216.35	PLATT ELECTRIC slope 36%	M1	Warehouse	1	31	Exempt from excise tax
060	030	132104	9007	24,000	3166973	\$22,015,000	12/28/21	\$917.29	UTILITY TRAILER SALES	EP	Industrial(Light)	1	64	Sales/leaseback
060	030	158260	0085	7,536	3175324	\$15,750,000	02/23/22	\$2,089.97	TIMBERLAND HOMES	M1	Industrial(Light)	1	33	Lease or lease-hold
060	030	714000	0040	2,925	3163171	\$1,091,000	12/09/21	\$372.99	RAINIER VIEW BUILDING A	M1	Warehouse	1	46	Non-representative sale
060	035	000460	0011	11,180	3150566	\$1,400,000	10/07/21	\$125.22	USED CAR SALES	C3	Retail Store	1	36	Plottage
060	035	030040	0180	4,212	3222489	\$95,000	12/01/22	\$22.55	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hanga	1	33	Lease or lease-hold
060	035	030080	0100	2,040	3224833	\$159,000	01/27/23	\$77.94	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hanga	1	33	Lease or lease-hold
060	035	030080	0130	2,040	3216000	\$155,000	10/28/22	\$75.98	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hanga	1	33	Lease or lease-hold
060	035	030080	0150	2,040	3219455	\$155,000	11/23/22	\$75.98	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hanga	1	33	Lease or lease-hold
060	040	062106	9143	2,724	3267752	\$700,000	12/28/23	\$256.98	FIRE STATION	RA5	Governmental Service	1	67	Government to non-government
060	040	102105	9003	15,228	3136898	\$2,984,100	05/13/21	\$195.96	PACIFIC RACEWAYS GRAND PRIX & PARKING	IP	Sport Facility	15	51	Related party, friend, or neighbor
060	040	102105	9008	0	3098848	\$812,000	02/03/21	\$0.00	PACIFIC RACEWAYS VACANT LAND	IP	Sport Facility	15	22	Partial interest (1/3, 1/2, etc.)
060	060	152106	9033	4,369	3104620	\$10	02/12/21	\$0.00	MAMA'S	NC	Restaurant/Lounge	1	32	\$1,000 sale or less

Vacant Sales Calc for Area 060 with Sales Used

3/14/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	001900	0091	3,432	3233905	\$210,000	04/18/23	\$61.19	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	001900	0091	3,432	3251534	\$212,000	06/10/23	\$61.77	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	122104	9020	172,305	3195351	\$3,500,000	06/13/22	\$20.31	VACANT LAND 50% WETLAND	M1	Vacant(Commercial)	1	Y	
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	333990	0305	68,543	3203794	\$2,900,000	08/05/22	\$42.31	ST. VINCENT DE PAUL	C1	Retail Store	1	Y	
060	020	333990	0507	21,090	3238165	\$187,500	05/18/23	\$8.89	VACANT	R20	Vacant(Multi-family)	1	Y	
060	020	395390	0130	6,900	3233844	\$207,000	04/17/23	\$30.00	PNB EMPLOYEES PARKING	DUC	Parking(Garage)	1	Y	
060	020	395390	0150	12,000	3195616	\$360,000	06/14/22	\$30.00	VACANT COMMERCIAL	DUC	Retail Store	1	Y	
060	020	781570	0120	15,600	3197560	\$460,000	06/21/22	\$29.49	SUNBREAK CAFE & BREAD COMPANY	DUC	Restaurant/Lounge	1	Y	
060	030	122104	9016	931,748	3244276	\$9,897,262	06/29/23	\$10.62	VACANT LAND/ 94% WETLANDS	M2	Vacant(Industrial)	1	Y	
060	030	132104	9052	77,972	3213359	\$2,400,000	10/10/22	\$30.78	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y	
060	030	936000	0016	105,560	3185732	\$52,600	04/07/22	\$0.50	VACANT 100% WETLAND	M1	Vacant(Industrial)	2	Y	
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y	
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBO RV/COUNTRY SQ/MOTORAMA	C3	Retail(Line/Strip)	1	Y	
060	035	514320	0035	7,819	3223615	\$65,050	01/12/23	\$8.32	VACANT	M2	Vacant(Industrial)	1	Y	
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	035	936060	0154	51,095	3215817	\$800,000	10/28/22	\$15.66	VACANT COMMERCIAL	C3	Vacant(Commercial)	3	Y	
060	040	092105	9041	76,131	3232437	\$1,050,000	04/05/23	\$13.79	VACANT COMMERCIAL	C1	Vacant(Commercial)	2	Y	
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y	
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y	
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y	
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y	
060	060	258990	0030	25,832	3257541	\$565,000	10/14/23	\$21.87	Vacant Land	CC	Vacant(Industrial)	1	Y	
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y	

Vacant Sales Calc for Area 060 with Sales Not Used

3/14/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	333990	0035	310	3243026	\$1	12/28/22	\$0.00	RIGHT OF WAY	C1	Vacant(Multi-fami	1	67	Gov't to non-gov't
060	030	142104	9070	1,264,678	3244135	\$758,728	06/28/23	\$0.60	VACANT LAND / WETLANDS 98%	M1	Vacant(Industrial)	3	68	Non-gov't to gov't
060	035	000100	0020	69,354	3193312	\$2,150,000	05/27/22	\$31.00	VACANT COMMERCIAL	C3	Vacant(Commerci	1	63	Sale price updated by sales id group
060	035	936060	0269	25,080	3113913	\$20,000	04/26/21	\$0.80	USED CAR SALES LOT	C4	Vacant(Commerci	1	59	Bulk portfolio sale
060	060	012106	9002	16,446,079	3139478	\$200,000	08/03/21	\$0.01	RESERVE SILICA SANDMINE	F	Vacant(Commerci	7	52	Statement to dor
060	060	084400	1365	8,175	3186652	\$125,000	04/27/22	\$15.29	VACANT LAND	CC	Vacant(Commerci	1	67	Gov't to non-gov't

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	000220	0004		AUBURN
60-30	000220	0005	7200 S 285TH ST	AUBURN
60-30	000220	0006	4400 B ST NW	AUBURN
60-30	000460	0001	2401 B ST NW	AUBURN
60-30	000460	0005	306 29TH ST NW	AUBURN
60-30	000460	0009		AUBURN
60-30	000460	0039	2605 B ST NW	AUBURN
60-30	000460	0040	304 29TH ST NW	AUBURN
60-30	012104	9005	420 37TH ST NW	AUBURN
60-30	012104	9012	2880 WEST VALLEY HWY N	AUBURN
60-30	012104	9014	1005 29TH ST NW	AUBURN
60-30	012104	9020	2836 RON CROCKETT DR NW	AUBURN
60-30	012104	9021	20 B ST NW	AUBURN
60-30	012104	9022	7651 S 288TH ST	AUBURN
60-30	012104	9023	7701 S 288TH ST	AUBURN
60-30	012104	9027	515 29TH ST NW	AUBURN
60-30	012104	9028	2800 WEST VALLEY HWY N	AUBURN
60-30	012104	9029	328 37TH ST NW	AUBURN
60-30	012104	9031	727 29TH ST NW	AUBURN
60-30	012104	9033	1003 29TH ST NW	AUBURN
60-30	012104	9034	7401 S 300TH ST	AUBURN
60-30	012104	9035	1001 29TH ST NW	AUBURN
60-30	012104	9036	2702 WEST VALLEY HWY N	AUBURN
60-30	012104	9038	1302 29TH ST NW	AUBURN
60-30	012104	9039	1302 26TH ST NW	AUBURN
60-30	012104	9040	1320 26TH ST NW	AUBURN
60-30	012104	9041	2702 WEST VALLEY HWY N	AUBURN
60-30	012104	9046	420 37TH ST NW	AUBURN
60-30	012104	9047	227 29TH ST NW	AUBURN
60-30	012104	9048	1144 29TH ST NW	AUBURN
60-30	012104	9049	1124 29TH ST NW	AUBURN
60-30	022104	9005	1410 37TH ST NW	AUBURN
60-30	022104	9029	2603 WEST VALLEY HWY N	AUBURN
60-30	022104	9050		AUBURN
60-30	022104	9056	2707 WEST VALLEY HWY N	AUBURN
60-30	022104	9073		AUBURN
60-30	022104	9075	3815 WEST VALLEY HWY N	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	022104	9098	3705 WEST VALLEY HWY N	AUBURN
60-30	022104	9124	4005 WEST VALLEY HWY N	AUBURN
60-30	022104	9142	2623 WEST VALLEY HWY N	AUBURN
60-30	022104	9147	2601 WEST VALLEY HWY N	AUBURN
60-30	022104	9149	5830 S 300TH ST	AUBURN
60-30	022104	9159		AUBURN
60-30	022104	9188	2621 WEST VALLEY HWY N	AUBURN
60-30	022104	9210	2615 WEST VALLEY HWY N	AUBURN
60-30	022104	9211	2617 WEST VALLEY HWY N	AUBURN
60-30	022104	9212	2619 WEST VALLEY HWY N	AUBURN
60-30	022104	9236	2711 WEST VALLEY HWY N	AUBURN
60-30	022104	9239	2703 WEST VALLEY HWY N	AUBURN
60-30	030200	0540	31438 55TH AVE S	AUBURN
60-30	030300	0080	5220 S 305TH ST	AUBURN
60-30	030350	0010	1433 WEST VALLEY HWY N	AUBURN
60-30	030350	0020	1408 15TH ST NW	AUBURN
60-30	030350	0030	1520 15TH ST NW	AUBURN
60-30	030350	0040	1531 14TH ST NW	AUBURN
60-30	030350	0060	1417 WEST VALLEY HWY NW	AUBURN
60-30	030350	0070	1401 WEST VALLEY HWY N	AUBURN
60-30	030350	0080	1357 WEST VALLEY HWY N	AUBURN
60-30	030350	0090	1337 WEST VALLEY HWY N	AUBURN
60-30	030350	0100	1502 14TH ST NW	AUBURN
60-30	030350	0120	1520 14TH ST NW	AUBURN
60-30	030350	0140	1401 R ST NW	AUBURN
60-30	030350	0150	1411 R ST NW	AUBURN
60-30	030350	0160	1435 R ST NW	AUBURN
60-30	030350	0170	1445 R ST NW	AUBURN
60-30	030351	0010	1402 20TH ST NW	AUBURN
60-30	030351	0020	1801 WEST VALLEY HWY N	AUBURN
60-30	030351	0040	1701 WEST VALLEY HWY N	AUBURN
60-30	030351	0060	1519 WEST VALLEY HWY N	AUBURN
60-30	030351	0070	1501 WEST VALLEY HWY N	AUBURN
60-30	030351	0080	1502 PIKE ST NW	AUBURN
60-30	030351	0090	1520 PIKE ST NW	AUBURN
60-30	030351	0100	1602 PIKE ST NW	AUBURN
60-30	030351	0110	1702 PIKE ST NW	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	030351	0120	1720 PIKE ST NW	AUBURN
60-30	030351	0130	1802 PIKE ST NW	AUBURN
60-30	030351	0140	1420 20TH ST NW	AUBURN
60-30	030351	0150	1610 20TH ST NW	AUBURN
60-30	030351	0160	1502 20TH ST NW	AUBURN
60-30	030351	0170	1805 PIKE ST NW	AUBURN
60-30	030351	0171	1807 PIKE ST NW	AUBURN
60-30	030351	0180	1701 PIKE ST NW	AUBURN
60-30	030351	0200	1601 PIKE ST NW	AUBURN
60-30	030351	0210	1501 15TH ST NW	AUBURN
60-30	030351	0220	1521 15TH ST NW	AUBURN
60-30	030351	0230	1601 15TH ST NW	AUBURN
60-30	030352	0010	1519 14TH ST NW	AUBURN
60-30	030352	0020	1513 14TH ST NW	AUBURN
60-30	050100	0035	233 W MAIN ST	AUBURN
60-30	050100	0045	301 W MAIN ST	AUBURN
60-30	050100	0070	15 C ST NW	AUBURN
60-30	092105	9239	12722 SE 312TH ST	AUBURN
60-30	112104	9001	2415 WEST VALLEY HWY N	AUBURN
60-30	112104	9003	1775 15TH ST NW	AUBURN
60-30	112104	9008	5214 S 305TH ST	AUBURN
60-30	112104	9009	5750 S 316TH ST	AUBURN
60-30	112104	9012	1500 WEST VALLEY HWY N	AUBURN
60-30	112104	9018	1307 WEST VALLEY HWY N	AUBURN
60-30	112104	9022	5602 S 316TH ST	AUBURN
60-30	112104	9024	2402 R ST NW	AUBURN
60-30	112104	9031		AUBURN
60-30	112104	9032	2141 WEST VALLEY HWY N	AUBURN
60-30	112104	9034	1502 22ND ST NW	AUBURN
60-30	112104	9035	1530 22ND ST NW	AUBURN
60-30	112104	9040		AUBURN
60-30	122104	9001	311 23RD ST NE	AUBURN
60-30	122104	9002	2300 EMERALD DOWNS DR	AUBURN
60-30	122104	9003	2016 H ST NW	AUBURN
60-30	122104	9004	311 15TH ST NE	AUBURN
60-30	122104	9005	2101 M ST NW	AUBURN
60-30	122104	9006	2100 WEST VALLEY HWY N	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	122104	9007	1502 WEST VALLEY HWY N	AUBURN
60-30	122104	9008	1802 M ST NW	AUBURN
60-30	122104	9009	801 15TH ST NW	AUBURN
60-30	122104	9011	1218 WEST VALLEY HWY N	AUBURN
60-30	122104	9012	1098 WEST VALLEY HWY N	AUBURN
60-30	122104	9013	803 15TH ST NW	AUBURN
60-30	122104	9016	1401 C ST NW	AUBURN
60-30	122104	9017	1201 C ST NW	AUBURN
60-30	122104	9019	801 C ST NW	AUBURN
60-30	122104	9021	800 H ST NW	AUBURN
60-30	122104	9022	2000 H ST NW	AUBURN
60-30	122104	9023	250 15TH ST NE	AUBURN
60-30	122104	9024	1005 C ST NW	AUBURN
60-30	122104	9029	1500 B ST NW	AUBURN
60-30	122104	9030	803 C ST NW	AUBURN
60-30	122104	9032	2402 WEST VALLEY HWY N	AUBURN
60-30	122104	9033	2200 WEST VALLEY HWY N	AUBURN
60-30	122104	9034	2102 WEST VALLEY HWY N	AUBURN
60-30	122104	9035	2002 WEST VALLEY HWY N	AUBURN
60-30	122104	9036	1820 WEST VALLEY HWY N	AUBURN
60-30	122104	9037	2400 WEST VALLEY HWY N	AUBURN
60-30	122104	9038	1500 WEST VALLEY HWY N	AUBURN
60-30	122104	9039	1504 WEST VALLEY HWY N	AUBURN
60-30	122104	9040	2000 WEST VALLEY HWY N	AUBURN
60-30	122104	9041	1700 M ST NW	AUBURN
60-30	122104	9042	1600 M ST NW	AUBURN
60-30	122104	9045		AUBURN
60-30	129160	0010	2201 WEST VALLEY HWY N	AUBURN
60-30	129160	0020	1415 22ND ST NW	AUBURN
60-30	129160	0030	1425 22ND ST NW	AUBURN
60-30	129160	0040	1435 22ND ST NW	AUBURN
60-30	129160	0050	1517 22ND ST NW	AUBURN
60-30	129160	0060	2201 R ST NW	AUBURN
60-30	129160	0070	2101 R ST NW	AUBURN
60-30	132104	9001	601 C ST NW	AUBURN
60-30	132104	9002	701 6TH ST NW	AUBURN
60-30	132104	9003	411 CLAY ST	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	132104	9004	500 WESTERN ST	AUBURN
60-30	132104	9005	1301 W MAIN ST	AUBURN
60-30	132104	9006	902 W MAIN ST	AUBURN
60-30	132104	9007	904 W MAIN ST	AUBURN
60-30	132104	9008	1016 W MAIN ST	AUBURN
60-30	132104	9009	1240 W MAIN ST	AUBURN
60-30	132104	9010	1302 W MAIN ST	AUBURN
60-30	132104	9013	1302 4TH ST SW	AUBURN
60-30	132104	9022	250 W MAIN ST	AUBURN
60-30	132104	9024	800 W MAIN ST	AUBURN
60-30	132104	9027	1336 W MAIN ST	AUBURN
60-30	132104	9031	922 W MAIN ST	AUBURN
60-30	132104	9043	940 W MAIN ST	AUBURN
60-30	132104	9044	502 CLAY ST	AUBURN
60-30	132104	9048	740 CLAY ST	AUBURN
60-30	132104	9052	1204 W MAIN ST	AUBURN
60-30	132104	9053	1200 W MAIN ST	AUBURN
60-30	132104	9054	425 C ST NW	AUBURN
60-30	132104	9055		AUBURN
60-30	132104	9064	1416 W MAIN ST	AUBURN
60-30	132104	9065	530 3RD ST SW	AUBURN
60-30	132104	9066	101 LUND RD	AUBURN
60-30	132104	9067	780 W MAIN ST	AUBURN
60-30	132104	9069	1400 W MAIN ST	AUBURN
60-30	132104	9073	1408 W MAIN ST	AUBURN
60-30	132104	9074	1348 W MAIN ST	AUBURN
60-30	132104	9076	1480 W MAIN ST	AUBURN
60-30	132104	9080	525 C ST NW	AUBURN
60-30	132104	9082	620 H ST NW	AUBURN
60-30	132104	9083	702 3RD ST SW	AUBURN
60-30	132104	9084	328 C ST NW	AUBURN
60-30	132104	9086	520 H ST NW	AUBURN
60-30	132104	9087	420 H ST NW	AUBURN
60-30	132104	9088	401 C ST NW	AUBURN
60-30	132104	9097	550 3RD ST SW	AUBURN
60-30	132104	9099	301 LUND RD	AUBURN
60-30	132104	9100	405 LUND RD	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	132104	9102	401 LUND RD	AUBURN
60-30	132104	9104	302 LUND RD	AUBURN
60-30	132104	9105	902 4TH ST SW	AUBURN
60-30	132104	9107	1028 4TH ST SW	AUBURN
60-30	132104	9108	402 LUND RD	AUBURN
60-30	132104	9110	440 CLAY ST	AUBURN
60-30	132104	9117	540 3RD ST SW	AUBURN
60-30	132104	9118		AUBURN
60-30	142104	9007	1550 W MAIN ST	AUBURN
60-30	142104	9009	1600 W MAIN ST	AUBURN
60-30	142104	9011	2020 MOUNTAIN VIEW DR	AUBURN
60-30	142104	9013	1 WEST VALLEY HWY N	AUBURN
60-30	142104	9014	10 WEST VALLEY HWY N	AUBURN
60-30	142104	9015	60 WEST VALLEY HWY N	AUBURN
60-30	142104	9016	220 WEST VALLEY HWY N	AUBURN
60-30	142104	9017	2020 MOUNTAIN VIEW DR	AUBURN
60-30	142104	9036	1508 MAIN ST	AUBURN
60-30	142104	9048	200 WEST VALLEY HWY S	AUBURN
60-30	142104	9049	250 WEST VALLEY HWY S	AUBURN
60-30	142104	9051	300 WEST VALLEY HWY S	AUBURN
60-30	142104	9062	55 WEST VALLEY HWY S	AUBURN
60-30	142104	9067	2020 MOUNTAIN VIEW DR	AUBURN
60-30	142104	9070	400 WEST VALLEY HWY N	AUBURN
60-30	142104	9075	2 WEST VALLEY HWY S	AUBURN
60-30	142104	9077	1500 4TH ST SW	AUBURN
60-30	147740	0060		AUBURN
60-30	147740	0065		AUBURN
60-30	147740	0070		AUBURN
60-30	147740	0075		AUBURN
60-30	147740	0085		AUBURN
60-30	147740	0100		AUBURN
60-30	147740	0200		AUBURN
60-30	158060	0010	3615 WEST VALLEY HWY S	AUBURN
60-30	158060	0028	1220 37TH ST NW	AUBURN
60-30	158060	0029	29254 WEST VALLEY HWY N	AUBURN
60-30	158060	0030	1234 37TH ST NW	AUBURN
60-30	158060	0031	3618 WEST VALLEY HWY N	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	158060	0032	3402 WEST VALLEY HWY N	AUBURN
60-30	158060	0033	3500 WEST VALLEY HWY	AUBURN
60-30	158060	0034	1226 37TH ST NW	AUBURN
60-30	158060	0040	3320 WEST VALLEY HWY	AUBURN
60-30	158060	0050	1002 37TH ST NW	AUBURN
60-30	158060	0090	1002 29TH ST NW	AUBURN
60-30	158060	0091	1208 29TH ST NW	AUBURN
60-30	158060	0092	1004 29TH ST NW	AUBURN
60-30	158060	0095	3102 WEST VALLEY HWY N	AUBURN
60-30	158060	0096	1221 29TH ST NW	AUBURN
60-30	158060	0150	3220 RON CROCKETT DR NW	AUBURN
60-30	158060	0151	3211 B ST NW	AUBURN
60-30	158060	0152		AUBURN
60-30	158060	0200	513 29TH ST NW	AUBURN
60-30	158060	0210	305 29TH ST NW	AUBURN
60-30	158260	0020	623 37TH ST NW	AUBURN
60-30	158260	0021	203 37TH ST NW	AUBURN
60-30	158260	0022	201 37TH ST NW	AUBURN
60-30	158260	0023	207 37TH ST NW	AUBURN
60-30	158260	0025	205 37TH ST NW	AUBURN
60-30	158260	0030	415 37TH ST NW	AUBURN
60-30	158260	0040	621 37TH ST NW	AUBURN
60-30	158260	0050	695 37TH ST NW	AUBURN
60-30	158260	0060		AUBURN
60-30	158260	0065	3703 I ST NW	AUBURN
60-30	158260	0066	800 37TH ST NW	AUBURN
60-30	158260	0070		AUBURN
60-30	158260	0075		AUBURN
60-30	158260	0080	3941 I ST NW	AUBURN
60-30	158260	0085	1301 37TH ST NW	AUBURN
60-30	158260	0089	3702 WEST VALLEY HWY N	AUBURN
60-30	158260	0090	3702 WEST VALLEY HWY N	AUBURN
60-30	158260	0091	3902 WEST VALLEY HWY N	AUBURN
60-30	158260	0092	3902 WEST VALLEY HWY S	AUBURN
60-30	158260	0093	1225 37TH ST NW	AUBURN
60-30	158260	0095	1231 37TH ST NW	AUBURN
60-30	328430	0035		AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	328430	0055	605 W MAIN ST	AUBURN
60-30	328480	0035	721 W MAIN ST	AUBURN
60-30	352204	9016	6600 S 287TH ST	AUBURN
60-30	352204	9021		AUBURN
60-30	352204	9022	6408 S 287TH ST	AUBURN
60-30	352204	9024	6603 S 287TH ST	AUBURN
60-30	352204	9027	6408 S 287TH ST	AUBURN
60-30	352204	9028		AUBURN
60-30	352204	9039		AUBURN
60-30	352204	9046		AUBURN
60-30	352204	9047	6610 S 287TH ST	AUBURN
60-30	352204	9067		AUBURN
60-30	352204	9082		AUBURN
60-30	362204	9004	5110 FRONTAGE RD	AUBURN
60-30	362204	9005		AUBURN
60-30	362204	9008		AUBURN
60-30	362204	9013	4052 WEST VALLEY HWY N	AUBURN
60-30	362204	9018	S 285TH ST	AUBURN
60-30	362204	9019		AUBURN
60-30	362204	9020	4510 FRONTAGE RD	AUBURN
60-30	362204	9021	813 44TH ST NW	AUBURN
60-30	362204	9022		AUBURN
60-30	391500	0005	702 W MAIN ST	AUBURN
60-30	391500	0050	117 G ST SW	AUBURN
60-30	391500	0060	201 G ST SW	AUBURN
60-30	391500	0085		AUBURN
60-30	391500	0105	602 W MAIN ST	AUBURN
60-30	391500	0125	28 G ST SW	AUBURN
60-30	391500	0145	640 1ST ST SW	AUBURN
60-30	391500	0155		AUBURN
60-30	391500	0175	224 G ST SW	AUBURN
60-30	391500	0220	215 F ST SW	AUBURN
60-30	391500	0230	530 W MAIN ST	AUBURN
60-30	391500	0245	508 W MAIN ST	AUBURN
60-30	391500	0250	506 W MAIN ST	AUBURN
60-30	391500	0255	504 W MAIN ST	AUBURN
60-30	391500	0340	506 1ST ST SW	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	391500	0355	207 E ST SW	AUBURN
60-30	391500	0380	448 W MAIN ST	AUBURN
60-30	391500	0405	18 E ST SW	AUBURN
60-30	391500	0417	17 D ST SW	AUBURN
60-30	391500	0440	108 E ST SW	AUBURN
60-30	391500	0484		AUBURN
60-30	393390	0015	739 W MAIN ST	AUBURN
60-30	393390	0030		AUBURN
60-30	393390	0040	22 H ST NW	AUBURN
60-30	395440	0005		AUBURN
60-30	395440	0050		AUBURN
60-30	395440	0090		AUBURN
60-30	395440	0095	400 3RD ST SW	AUBURN
60-30	395440	0125		AUBURN
60-30	446340	0005	401 W MAIN ST	AUBURN
60-30	446340	0020		AUBURN
60-30	446340	0035	750 2ND ST NW	AUBURN
60-30	446340	0040	706 2ND ST NW	AUBURN
60-30	446340	0045	32 G ST NW	AUBURN
60-30	446340	0046	32 G ST NW	AUBURN
60-30	446340	0050	101 F ST NW	AUBURN
60-30	446340	0071	233 D ST NW	AUBURN
60-30	446340	0072	231 D ST NW	AUBURN
60-30	446340	0073		AUBURN
60-30	446340	0080	615 2ND ST NW	AUBURN
60-30	446340	0090	701 2ND ST NW	AUBURN
60-30	446340	0100	204 H ST NW	AUBURN
60-30	446340	0111	221 H ST NW	AUBURN
60-30	446340	0112		AUBURN
60-30	446340	0136	325 D ST NW	AUBURN
60-30	446340	0138	200 D ST NW	AUBURN
60-30	446340	0150	322 CLAY ST NW	AUBURN
60-30	446340	0190	116 CLAY ST	AUBURN
60-30	446340	0220		AUBURN
60-30	446340	0230	899 W MAIN ST	AUBURN
60-30	446340	0280	215 CLAY ST NW	AUBURN
60-30	446340	0290	201 CLAY ST NW	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	446340	0300	935 W MAIN ST	AUBURN
60-30	446340	0320	119 CLAY ST NW	AUBURN
60-30	446340	0323	107 CLAY ST NW	AUBURN
60-30	446340	0325	901 W MAIN ST	AUBURN
60-30	446340	0340	1025 W MAIN ST	AUBURN
60-30	446340	0350	1045 W MAIN ST	AUBURN
60-30	446340	0351	38 WESTERN ST	AUBURN
60-30	446340	0364		AUBURN
60-30	446340	0365	302 WESTERN ST	AUBURN
60-30	446340	0430	413 WESTERN AVE NW	AUBURN
60-30	446340	0450	329 WESTERN AVE	AUBURN
60-30	446340	0470	101 WESTERN ST	AUBURN
60-30	540160	0060	327 C ST NW	AUBURN
60-30	540160	0085	309 C ST NW	AUBURN
60-30	540160	0120	245 C ST NW	AUBURN
60-30	540160	0160	205 C ST NW	AUBURN
60-30	540160	0175	232 C ST NW	AUBURN
60-30	540160	0200	280 C ST NW	AUBURN
60-30	540160	0235	301 2ND ST NW	AUBURN
60-30	540160	0260		AUBURN
60-30	540210	0065	12 D ST NW	AUBURN
60-30	540210	0070	12 D ST NW	AUBURN
60-30	540210	0080	8 D ST NW	AUBURN
60-30	540210	0130	208 D ST NW	AUBURN
60-30	540210	0145		AUBURN
60-30	540210	0185	315 3RD ST NW	AUBURN
60-30	554730	0005	210 W MAIN ST	AUBURN
60-30	554730	0075	308 W MAIN ST	AUBURN
60-30	554730	0170		AUBURN
60-30	554730	0185	107 C ST SW	AUBURN
60-30	554730	0210		AUBURN
60-30	554730	0230	118 D ST SW	AUBURN
60-30	554730	0250	102 D ST SW	AUBURN
60-30	554730	0270	110 2ND ST SW	AUBURN
60-30	664960	0010	5002 D ST NW	AUBURN
60-30	664960	0020	5108 D ST NW	AUBURN
60-30	664960	0030	5103 D ST NW	AUBURN

GEOGRAPHIC AREA 60 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	AddrLine	DistrictName
60-30	664960	0040	5001 D ST NW	AUBURN
60-30	664960	0050	4601 D ST NW	AUBURN
60-30	664960	0060	4402 D ST NW	AUBURN
60-30	664960	0065		AUBURN
60-30	664960	0070	4810 D ST NW	AUBURN
60-30	664960	0080	4703 D ST NW	AUBURN
60-30	926280	0330	32800 58TH AVE S	AUBURN
60-30	926280	0341	2020 MOUNTAIN VIEW DR	AUBURN
60-30	936000	0005	S 285TH ST	AUBURN
60-30	936000	0010	S 285TH ST	AUBURN
60-30	936000	0011	S 285TH ST	AUBURN
60-30	936000	0012	S 285TH ST	AUBURN
60-30	936000	0013	S 285TH ST	AUBURN
60-30	936000	0014	S 285TH ST	AUBURN
60-30	936000	0015	S 285TH ST	AUBURN
60-30	936000	0016	S 285TH ST	AUBURN
60-30	936000	0017	S 285TH ST	AUBURN
60-30	936000	0025		AUBURN
60-30	936000	0030		AUBURN
60-30	936000	0035	814 44TH ST NW	AUBURN
60-30	936000	0040		AUBURN
60-30	936000	0045	608 44TH ST NW	AUBURN
60-30	936000	0055	506 44TH ST NW	AUBURN
60-30	936000	0065	322 44TH ST NW	AUBURN
60-30	936000	0070	310 44TH ST NW	AUBURN
60-30	936000	0075	280 44TH ST NW	AUBURN
60-30	936000	0077	260 44TH ST NW	AUBURN
60-30	945200	0010		AUBURN
60-30	945200	0011	1401 20TH ST NW	AUBURN
60-30	945200	0012	1419 20TH ST NW	AUBURN
60-30	945200	0030	1427 20TH ST NW	AUBURN
60-30	945200	0040	1501 20TH ST NW	AUBURN
60-30	945200	0050	1517 20TH ST NW	AUBURN
60-30	945200	0060	1531 20TH ST NW	AUBURN
60-30	945200	0070	2001 R ST NW	AUBURN

Improved Sales Calc for Area 062 with Sales Used

5/3/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
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	
062	010	242104	9096	28,295	3095167	\$5,950,000	01/14/21	\$210.28	JUNIOR ACHIEVEMENT CENTER	C3	Office Building	1	Y	
062	050	242006	9440	4,520	3095473	\$700,000	01/19/21	\$154.87	VACANT OFFICE / WAREHOUSE	HCB	Warehouse	2	Y	
062	010	954300	0185	3,020	3095651	\$230,000	01/21/21	\$76.16	ALGONA PACIFIC CHURCH OF GOD	C-1	Church/Welfare/R	1	Y	
062	050	242006	9516	6,600	3097255	\$750,000	01/29/21	\$113.64	NW Fund Raising	HCB	Warehouse	1	Y	
062	050	236100	0060	20,560	3102873	\$2,250,000	03/01/21	\$109.44	JOHNSON EXTERIORS	LI	Warehouse	1	Y	
062	010	012780	0060	3,288	3116094	\$717,000	04/30/21	\$218.07	ALGONA BUSINESS PARK CONDO	C-1	Warehouse	1	Y	
062	010	362104	9004	61,934	3125785	\$10,015,015	06/15/21	\$161.70	ACCU-DUCT	M-1	Industrial(Gen Pur	2	Y	
062	020	392140	0035	2,512	3127816	\$600,000	06/21/21	\$238.85	AUBURN CHIROPRACTIC CLINIC	C1	Medical/Dental Of	1	Y	
062	010	885600	4705	1,056	3128751	\$347,000	06/22/21	\$328.60	SFR/BARBER SHOP	C-1	Single Family(C/I U	2	Y	
062	050	800610	0009	4,273	3136263	\$800,000	07/07/21	\$187.22	OFFICE BUILDING	HCB	Office Building	1	Y	
062	050	242006	9414	8,600	3142909	\$1,250,000	08/27/21	\$145.35	M & L MACHINE	LI	Warehouse	1	Y	
062	040	202006	9042	1,677	3148833	\$399,990	09/27/21	\$238.52	FIRE STATION #28	A35	Governmental Ser	1	34	Use-change after sale; not in ratio
062	040	232006	9018	19,046	3157403	\$10,580,000	10/20/21	\$555.50	FRANCISICAN MEDICAL CENTER	GO	Medical/Dental Of	1	Y	
062	010	885600	1950	15,700	3155378	\$4,950,000	10/27/21	\$315.29	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
062	030	192105	9121	1,755	3159252	\$11,600,000	11/09/21	\$6,609.69	AUBURN PARK M H 52 SW 34 DW	RMHP	Mobile Home Park	1	Y	
062	050	236180	0065	10,375	3158435	\$1,050,000	11/12/21	\$101.20	CARPET STORE	CB2	Retail(Line/Strip)	1	Y	
062	030	335440	0700	240	3159845	\$1,500,000	11/18/21	\$6,250.00	ESPRESSO STAND - FORMER MHP	HC	Mobile Home Park	1	Y	
062	040	232006	9161	3,515	3161976	\$1,000,000	11/29/21	\$284.50	DENTIST OFFICE	GO	Medical/Dental Of	1	Y	
062	050	236180	0200	10,000	3163556	\$1,957,700	12/06/21	\$195.77	APARTMENTS / RESTAURANT	CB2	Restaurant/Loung	1	Y	
062	020	314160	0050	2,688	3165870	\$816,000	12/17/21	\$303.57	SUDSTAR CAR WASH	C3	Car Wash	1	Y	
062	020	097900	0020	18,148	3172585	\$2,650,000	02/10/22	\$146.02	ZION LUTHERAN CHURCH	RO	Church/Welfare/R	1	Y	
062	060	750320	0010	9,180	3184400	\$1,750,000	04/18/22	\$190.63	RETAIL STORES	HCB	Retail Store	1	Y	
062	060	236070	0150	2,000	3187003	\$300,000	04/21/22	\$150.00	ENUMCLAW INDUSTRIAL CONDOMINIUM	LI	Warehouse	1	Y	
062	020	314160	0315	7,216	3193371	\$1,350,000	05/26/22	\$187.08	1020 BUILDING	C3	Office Building	1	Y	
062	020	030150	0370	14,434	3196785	\$6,530,610	06/10/22	\$452.45	SHELL/WENDY'S	C3	Conv Store with G	2	Y	
062	060	242006	9442	3,690	3219225	\$700,000	11/22/22	\$189.70	YOUTH CLUB HOUSE	R-4	Club	1	Y	
062	030	869520	0035	3,461	3219018	\$989,890	11/30/22	\$286.01	SFR USED AS OFFICE	C3	Office Building	1	Y	
062	050	236100	0010	5,986	3243070	\$1,500,000	11/30/22	\$250.58	WAREHOUSE	LI	Warehouse	1	Y	
062	060	236070	0170	2,740	3220515	\$440,000	12/05/22	\$160.58	ENUMCLAW INDUSTRIAL CONDOMINIUM	LI	Warehouse	1	Y	
062	030	212105	9157	13,853	3224759	\$4,000,000	01/27/23	\$288.75	FOREST PARK RETAIL CENTER	C1	Retail(Line/Strip)	2	Y	
062	010	885600	2669	1,801	3225975	\$1,295,000	02/07/23	\$719.04	GENERATION CONSTRUCTION	IL	Industrial(Light)	1	Y	
062	030	362104	9096	6,210	3230729	\$2,070,000	03/22/23	\$333.33	A STREET PLAZA	C3	Retail(Line/Strip)	1	Y	
062	050	242006	9548	6,384	3231581	\$1,595,000	03/29/23	\$249.84	1110 STEVENSON BLDG	CB2	Office Building	1	Y	
062	060	242006	9605	17,096	3232281	\$3,665,000	04/03/23	\$214.38	WAREHOUSE	LI	Warehouse	2	Y	
062	050	242006	9341	1,680	3234488	\$1,050,000	04/20/23	\$625.00	76 FOOD MART	HCB	Conv Store with G	1	Y	

Improved Sales Calc for Area 062 with Sales Used

5/3/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
062	020	083500	0005	5,020	3239136	\$925,000	05/25/23	\$184.26	SOUND ON WHEELS	C3	Retail Store	2	26	Imp changed after sale; not in ratio
062	010	030150	0220	14,733	3242001	\$7,191,200	05/31/23	\$488.10	AUBURN RETAIL CENTER	C3	Retail(Line/Strip)	1	Y	
062	020	711650	0170	1,248	3240138	\$604,160	05/31/23	\$484.10	CHURCH OF GOD OF PROPHECY	R7	Church/Welfare/R	1	Y	
062	010	954300	1490	2,952	3240451	\$710,000	06/05/23	\$240.51	INDUSTRIAL BUILDING	C-1	Service Building	1	Y	
062	010	954300	1510	3,844	3241624	\$1,225,000	06/12/23	\$318.68	PLUS ONE	C-1	Office Building	1	Y	
062	050	236180	0300	5,000	3256892	\$1,300,000	10/06/23	\$260.00	MIXED USE APTS AND RETAIL	CB2	Retail Store	1	Y	
062	050	236180	0135	1,206	3258622	\$310,000	10/19/23	\$257.05	INSURANCE OFFICE	CB2	Office Building	1	Y	
062	060	252006	9011	24,534	3265792	\$8,000,000	12/28/23	\$326.08	JIM FUGATE FORD SALES	HCB	Auto Showroom a	5	69	Net Lease Sale; not in ratio
062	040	362105	9006	71,448	3267383	\$2,650,000	01/12/24	\$37.09	DONIDA FARMS & EQUESTRIAN CENTER	A10	Sport Facility	2	Y	

Improved Sales Calc for Area 062 with Sales Not Used

5/3/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
062	010	242104	9004	1,056,722	3192260	\$80,000,000	05/16/22	\$75.71	GSA	C3	Warehouse	1	67	Gov't to non-gov't
062	010	362104	9077	0	3276474	\$9,832,363	04/04/24	\$0.00	FARMLAND	RO	Farm	2		2024 Sale
062	010	885600	2040	24,048	3164867	\$2,700,000	12/07/21	\$112.28	HIR	HC	Warehouse	2	51	Related party, friend, or neighbor
062	010	885600	2325	1,800	3178176	\$4,000,000	03/14/22	\$2,222.22	ARCO AMPM	HC	Conv Store with G	1	33	Lease or lease-hold
062	020	097900	0012	4,625	3116356	\$1,500	04/06/21	\$0.32	CHASTAIN COURT	RO	Office Building	1	24	Easement or right-of-way
062	020	192105	9193	3,800	3172056	\$260,000	02/03/22	\$68.42	OFFICE & RESIDENCE	RO	Office Building	1	46	Non-representative sale
062	020	314160	0005	1,980	3206185	\$250,000	08/19/22	\$126.26	CERAMICS SHOP	C3	Retail Store	1	46	Non-representative sale
062	030	212105	9043	2,700	3278401	\$7,577	12/14/23	\$2.81	FLAME BURGER	C1	Restaurant/Loung	1	24	Easement or right-of-way
062	030	212105	9077	2,122	3278426	\$6,565	12/13/23	\$3.09	FOREST HILL VETERINARY HOSPITAL	C1	Vet/Animal Contr	1	24	Easement or right-of-way
062	030	212105	9081	0	3277438	\$104,300	04/12/24	\$0.00	MOBILE ON MULTIFAMILY LAND	R20	Single Family(Res	1		2024 Sale
062	030	212105	9099	0	3235412	\$700,000	04/26/23	\$0.00	HIDDEN FOREST ESTATES SW 3 DW 6	RMHP	Mobile Home Park	1	46	Non-representative sale
062	030	212105	9157	13,413	3278403	\$12,458	12/29/23	\$0.93	FOREST PARK RETAIL CENTER	C1	Retail(Line/Strip)	1	24	Easement or right-of-way
062	030	212105	9159	440	3278399	\$6,179	12/29/23	\$14.04	BIGFOOT JAVA	C1	Restaurant(Fast F	1	24	Easement or right-of-way
062	030	231280	0030	7,140	3268969	\$2,175,000	01/30/24	\$304.62	ELLINGSON CROSSING CONDO	M1	Retail Store	1		2024 Sale
062	030	302105	9032	56,556	3094579	\$7,000,000	01/11/21	\$123.77	IMAGINETICS	C3	Industrial(Gen Pur	1	22	Partial interest (1/3, 1/2, etc.)
062	030	869520	0020	20,752	3268104	\$5,225,000	01/17/24	\$251.78	QUALITY FENCE BLDRS	C3	Industrial(Gen Pur	1		2024 Sale
062	040	012006	9025	4,286	3150165	\$279,036	09/24/21	\$65.10	KRAIN CORNER INN	NB	Restaurant/Loung	1	22	Partial interest (1/3, 1/2, etc.)
062	040	232006	9042	5,080	3266924	\$9,000	07/03/23	\$1.77	ENUMCLAW MOOSE LODGE	NB	Club	1	68	Gov't to non-gov't
062	040	232006	9164	3,540	3175237	\$650,000	02/17/22	\$183.62	PERSON REALTY	GO	Office Building	1	46	Non-representative sale
062	040	232006	9324	1,642	3249519	\$605,000	08/10/23	\$368.45	DENTAL OFFICE	GO	Medical/Dental O	2	51	Related party, friend, or neighbor
062	040	272006	9045	60,120	3141661	\$1,000,000	08/24/21	\$16.63	ENUMCLAW AIRPORT	R-2	Air Terminal and H	1	51	Related party, friend, or neighbor
062	040	800460	0510	3,320	3175078	\$710,000	02/24/22	\$213.86	FILL'S SFR CONVERTED TO OFFICE	CB1	Office Building	1	51	Related party, friend, or neighbor
062	050	236100	0045	4,000	3279512	\$1,525,000	04/26/24	\$381.25	CAMERON BULLDOZING	LI	Office Building	1		2024 Sale
062	050	242006	9241	4,160	3176101	\$880,850	02/28/22	\$211.74	BANK OF AMERICA	CB1	Bank	1	62	Auction sale
062	050	800510	0130	1,840	3180644	\$356,000	03/16/22	\$193.48	JON E. HOLBERG DDS	CB1	Medical/Dental O	1	34	Use-change after sale; not in ratio
062	060	012006	9031	840	3155679	\$1,600,000	10/27/21	\$1,904.76	MISTY MOUNTAIN MHP (30 sites 27 SW, 2	RA5	Mobile Home Park	1	46	Non-representative sale
062	060	242006	9442	3,690	3231687	\$193,100	03/12/23	\$52.33	DUPLEX	R-4	Club	1	22	Partial interest (1/3, 1/2, etc.)
062	060	242006	9543	16,673	3265903	\$420,000	12/21/23	\$25.19	OFFICE & LIGHT COM'L UTILITY BUILDING	LI	Warehouse	1	29	Segregation

Vacant Sales Calc for Area 062 with Sales Used

5/3/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
062	010	030150	0090	307,440	3194799	\$950,000	06/08/22	\$3.09	WETLAND	C3	Vacant(Industrial)	3	29	Seg/merge after sale; not in ratio
062	010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	VACANT LAND	IL	Vacant(Industrial)	6	Y	
062	010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	VACANT COMMERCIAL	C-1	Vacant(Commercial)	1	Y	
062	010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	VACANT LAND	C-1	Vacant(Commercial)	1	Y	
062	010	885600	4039	48,438	3252098	\$280,000	08/15/23	\$5.78	VACANT COMMERCIAL - IRREGULA	HC	Vacant(Commercial)	7	Y	
062	020	192105	9111	98,675	3257951	\$2,465,000	10/19/23	\$24.98	AUBURN MULTICARE	C1	Medical/Dental Office	5	Y	
062	020	242104	9066	26,152	3206188	\$1,400,000	08/16/22	\$53.53	VACANT - CORNER	C3	Vacant(Commercial)	2	Y	
062	030	192105	9028	37,700	3206033	\$565,000	08/19/22	\$14.99	VACANT LAND	C3	Vacant(Commercial)	1	Y	
062	030	202105	9043	25,820	3198261	\$950,000	06/23/22	\$36.79	VACANT - CORNER	C3	Vacant(Commercial)	1	Y	
062	040	262006	9041	132,422	3255578	\$400,000	09/27/23	\$3.02	VACANT MULTI-FAMILY LAND	R-4	Vacant(Multi-family)	1	Y	
062	040	665500	0023	58,970	3205196	\$370,000	08/09/22	\$6.27	VACANT LAND	R5	Vacant(Single-family)	1	Y	
062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	Vacant(Industrial)	1	Y	
062	050	800510	0630	18,000	3232319	\$500,000	04/05/23	\$27.78	VACANT	CB2	Vacant(Commercial)	1	Y	
062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	Vacant(Multi-family)	3	Y	
062	060	192007	9119	573,250	3224243	\$2,000,000	01/23/23	\$3.49	VACANT LAND	R-4	Vacant(Commercial)	1	Y	
062	060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	VACANT LAND	LI	Vacant(Industrial)	1	Y	
062	060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	VACANT - WETLANDS	R-4	Vacant(Multi-family)	1	Y	

Vacant Sales Calc for Area 062 with Sales Not Used

5/3/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
062	010	335640	0155	524,000	3265118	\$915,000	12/18/23	\$1.75	VACANT LAND 50% WETLAND	C-2	Vacant(Commerci	5	68	Non-gov't to gov't
062	010	335640	1715	28,000	3120348	\$150,000	05/24/21	\$5.36	VACANT LAND	C-1	Vacant(Commerci	1	22	Partial interest (1/3, 1/2, etc.)
062	010	335640	1735	40,000	3127985	\$125,000	06/23/21	\$3.13	VACANT COMMERCIAL	C-1	Vacant(Commerci	2	51	Related party, friend, or neighbor
062	010	352104	9013	292,287	3240252	\$83,578	03/23/23	\$0.29	VACANT LAND	IL	Vacant(Industrial)	2	68	Non-gov't to gov't
062	010	885600	4160	70,411	3108198	\$6,052,000	03/26/21	\$85.95	VACANT COMMERCIAL	HC	Vacant(Commerci	1	33	Lease or lease-hold
062	020	192105	9292	11,926	3247708	\$178,890	07/28/23	\$15.00	ASSOC W/ --9284 & -9296	C1	Parking(Assoc)	1	51	Related party, friend, or neighbor
062	030	202105	9020	3,500	3097910	\$2,035	02/03/21	\$0.58	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-fam	1	51	Related party, friend, or neighbor
062	030	202105	9020	3,500	3098000	\$5,450	02/03/21	\$1.56	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-fam	1	52	Statement to dor
062	030	212105	9103	31,126	3272795	\$1,679	01/30/24	\$0.05	VACANT MULTI	R20	Vacant(Multi-fam	1		2024 Sale
062	040	312105	9068	54,885	3111934	\$75,000	04/14/21	\$1.37	VACANT MULTIFAMILY	R20	Vacant(Multi-fam	1	51	Related party, friend, or neighbor
062	050	236100	0160	52,122	3276124	\$150,000	04/02/24	\$2.88	VACANT LAND - WETLANDS	LI	Vacant(Industrial)	1		2024 Sale
062	060	192007	9121	25,586	3138269	\$30,000	07/16/21	\$1.17	VACANT LAND	R-4	Vacant(Single-fam	1	51	Related party, friend, or neighbor
062	060	252006	9015	305,971	3264128	\$1	12/08/23	\$0.00	VACANT LAND	RMHP	Vacant(Multi-fam	1	46	Non-representative sale

2024 PHYSICAL INSPECTION AREA 62

Geo Nghd	Major	Minor	Prop Name	Address	Dist. Name
62-60	012780	0000	ALGONA BUSINESS PARK CONDO	901 ALGONA BLVD N	ENUMCLAW
62-60	007100	0010	7TH DAY ADVENTIST CHURCH/AUBURN	402 29TH ST SE	ENUMCLAW
62-60	012006	9025	KRAIN CORNER INN	39929 264TH AVE SE	ENUMCLAW
62-60	022006	9114	KING COUNTY FIRE DISTRICT 46	39404 244TH AVE SE	ENUMCLAW
62-60	236180	0135	INSURANCE OFFICE	1609 COLE ST	ENUMCLAW
62-60	236180	0300	MIXED USE APTS AND RETAIL	1602 COLE ST	ENUMCLAW
62-60	001250	0010	THE CLAW	1324 ROOSEVELT AVE E	ENUMCLAW
62-60	001250	0020	CHARLIES CAFE	1335 ROOSEVELT AVE E	ENUMCLAW
62-60	001250	0035	VACANT LAND	915 FARMAN ST N	ENUMCLAW
62-60	012006	9031	MISTY MOUNTAIN MHP (30 sites 27 SW, 30 SW, 31 SW, 32 SW, 33 SW, 34 SW, 35 SW, 36 SW, 37 SW, 38 SW, 39 SW, 40 SW, 41 SW, 42 SW, 43 SW, 44 SW, 45 SW, 46 SW, 47 SW, 48 SW, 49 SW, 50 SW)	38916 264TH AVE SE	ENUMCLAW
62-60	022011	9017	BURLINGTON NORTHERN R/R ROW	No Situs Address	ENUMCLAW
62-60	041909	9003	SOUTHWORTH AND SONS	50620 SE ENUMCLAW-CHINOOK PASS RD	ENUMCLAW
62-60	062007	9060	WATER TANK	39957 278TH WAY SE	ENUMCLAW
62-60	081907	9018	MUD MOUNTAIN DAM MAINT BLDGS	30525 SE MUD MOUNTAIN RD	ENUMCLAW
62-60	081909	9001	FEDERATION FOREST STATE PARK	49201 SE ENUMCLAW-CHINOOK PASS RD	ENUMCLAW
62-60	122006	9039	VACANT GAS STATION- some wetlands	No Situs Address	ENUMCLAW
62-60	122006	9079	PUGET POWER-SUB STATION	40801 268TH AVE SE	ENUMCLAW
62-60	132006	9010	THUNDER MOUNTAIN MIDDLE SCHOOL	42018 264TH AVE SE	ENUMCLAW
62-60	132006	9057	STOP N SHOP	41604 264TH AVE SE	ENUMCLAW
62-60	132006	9114	CHEVRON FOOD MART	1551 MCHUGH AVE	ENUMCLAW
62-60	132006	9216	CRESCENT MASONIC LODGE	42810 264TH AVE SE	ENUMCLAW
62-60	132006	9250	WATER RESEVOIR	27438 SE 424TH ST	ENUMCLAW
62-60	182007	9065	CITY OF ENUMCLAW, WATER DISTRICT	42415 284TH AVE SE	ENUMCLAW
62-60	192007	9009	CRYSTALAIRES MH PARK (DW 4)	2359 TREE LINE CT	ENUMCLAW
62-60	192007	9010	ABANDONED RR R/W	27603 SE 440TH ST	ENUMCLAW
62-60	192007	9012	NW KIDNEY CENTER	857 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9013	VACANT LAND	2150 FARMAN ST N	ENUMCLAW
62-60	192007	9014	ABANDONED RR R/W	1841 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9015	RECYCLE CENTER	SE 440TH ST	ENUMCLAW
62-60	192007	9016	VACANT LAND - WETLANDS	SE 440TH ST	ENUMCLAW
62-60	192007	9019	MODULAR OFFICE	1499 FARMAN ST N	ENUMCLAW
62-60	192007	9020	VACANT	1615 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9024	VACANT LAND	SE ENUMCLAW-CHINOOK PASS RD	ENUMCLAW
62-60	192007	9026	WATER RESEVOIR & CORROSION CONTROL	1835 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9046	Future (Auto Storage for Car Museum)	1243 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9070	VACANT LAND	1440 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9078	CRYSTALAIRES M.H. PARK (SW 9, DW 108, TV 108)	2359 TREE LINE CT	ENUMCLAW
62-60	192007	9079	CC- CRYSTAL MOUNTAIN MHP	1945 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9083	VACANT LAND	9058 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9084	ROADWAY	2156 FARMAN ST N	ENUMCLAW
62-60	192007	9086	VACANT LAND	935 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9087	ART GAMBLIN MOTORS (IMPS ON -9128)	No Situs Address	ENUMCLAW
62-60	192007	9091	GARCO WAREHOUSE (Formerly Farman's Pi	1911 GAMBLIN ST	ENUMCLAW
62-60	192007	9097	MAZATLAN	951 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9099	ENUMCLAW TRANSFER STATION	29001 SE 440TH ST	ENUMCLAW
62-60	192007	9118	MEDICAL CLINIC	2155 FARMAN ST N	ENUMCLAW
62-60	192007	9119	VACANT LAND	1505 MOUNTAIN VIEW DR	ENUMCLAW
62-60	192007	9120	VACANT LAND	1539 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9121	VACANT LAND	SE ENUMCLAW-CHINOOK PASS RD	ENUMCLAW
62-60	192007	9123	(FUTURE CHURCH)	2060 FARMAN ST N	ENUMCLAW
62-60	192007	9124	ALTMeyERS TRANSPORTATION & MULTI-TE	1125 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9125	BROWN BEAR CAR WASH	1145 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9126	WETLANDS	28023 SE 440TH ST	ENUMCLAW
62-60	192007	9127	NETHER INDUSTRIES	1633 COMMERCE ST	ENUMCLAW
62-60	192007	9128	GAMBLIN MOTORS AUTO DEALERSHIP	1047 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9129	IMPROVEMENTS ON MINOR 9128	No Situs Address	ENUMCLAW
62-60	192007	9133	VACANT LAND	1157 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9134	ELLENSON PARK	2550 FARMAN ST N	ENUMCLAW
62-60	192007	9136	VACANT LAND	2005 FARMAN ST N	ENUMCLAW

2024 PHYSICAL INSPECTION AREA 62

Geo Nghd	Major	Minor	Prop Name	Address	Dist. Name
62-60	192007	9144	VACANT LAND	1057 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9145	VACANT LAND	957 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9146	VACANT LAND	927 ROOSEVELT AVE E	ENUMCLAW
62-60	192007	9152	VACANT LAND	2200 MOUNTAIN VIEW DR	ENUMCLAW
62-60	192007	9154	STORAGE/SHOP BUILDING	2040 COMMERCE ST	ENUMCLAW
62-60	202007	9001	VACANT LAND	29500 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	202007	9022	VACANT LAND	29420 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	203010	0010	PARKING FOR AUTO SALES	820 BLAKE ST	ENUMCLAW
62-60	203010	0020	VACANT LAND	846 BLAKE ST	ENUMCLAW
62-60	203010	0030	VACANT LAND	840 BLAKE ST	ENUMCLAW
62-60	203010	0055	PARKING FOR AUTO DEALERSHIP	717 DICKSON AVE	ENUMCLAW
62-60	203010	0070	ASSOC w/ 252006-9098	26551 ROOSEVELT AVE	ENUMCLAW
62-60	203010	0080	ASSOC w/ 252006-9098	725 DICKSON AVE	ENUMCLAW
62-60	203010	0095	ASSOC w/ 252006-9098	749 DICKSON AVE	ENUMCLAW
62-60	203010	0100	GATEWAY CHRISTIAN SCHOOLS	825 DICKSON AVE	ENUMCLAW
62-60	203010	0110	PARKING LOT	797 DICKSON AVE	ENUMCLAW
62-60	203010	0120	VACANT LAND	845 MOUNTAIN VILLA DR	ENUMCLAW
62-60	203010	0130	VACANT LAND	835 MOUNTAIN VILLA DR	ENUMCLAW
62-60	203010	0140	THE SUMMIT CHURCH	920 ROOSEVELT AVE	ENUMCLAW
62-60	203010	0150	ESPRESSO STOP (In front of church)	815 MOUNTAIN VILLA DR	ENUMCLAW
62-60	203010	0160	VACANT LAND	740 BLAKE ST	ENUMCLAW
62-60	203010	0170	VACANT LAND	730 BLAKE ST	ENUMCLAW
62-60	203010	0180	VACANT LAND	720 BLAKE ST	ENUMCLAW
62-60	203010	0190	JENSEN CONSTRUCTION	548 DICKSON AVE	ENUMCLAW
62-60	203010	0200	MOUNTAIN VILLA MH PARK (SW 51, DW 13	714 DICKSON AVE	ENUMCLAW
62-60	203010	0430	GROCERY OUTLET AND O'REILLYS AUTO PAR	1010 ROOSEVELT AVE	ENUMCLAW
62-60	203010	0450	TREAT'S HEATING & COOLING	844 MOUNTAIN VILLA DR	ENUMCLAW
62-60	236070	0000	ENUMCLAW INDUSTRIAL CONDOMINIUM	2551 COLE ST	ENUMCLAW
62-60	236150	0010	CITY OF ENUMCLAW - WETLANDS	No Situs Address	ENUMCLAW
62-60	236150	0020	WETLANDS DRAINAGE	No Situs Address	ENUMCLAW
62-60	236150	0030	CITY OF ENUMCLAW - WETLANDS BUFFER	No Situs Address	ENUMCLAW
62-60	236150	0040	CITY OF ENUMCLAW-WETLANDS	No Situs Address	ENUMCLAW
62-60	236150	0050	CITY OF ENUMCLAW-WETLANDS	No Situs Address	ENUMCLAW
62-60	236150	0110	HILL AEROSYSTEMS	901 BATTERSBY AVE	ENUMCLAW
62-60	236150	0120	CITY OF ENUMCLAW	1063 BATTERSBY AVE	ENUMCLAW
62-60	242006	9007	VACANT LAND	2305 COLE ST	ENUMCLAW
62-60	242006	9028	VACANT LAND	2100 KIBLER AVE	ENUMCLAW
62-60	242006	9029	ST ELIZABETH HOSPITAL	1455 BATTERSBY AVE	ENUMCLAW
62-60	242006	9411	BRUCE GUENTHER PARK	201 BATTERSBY AVE	ENUMCLAW
62-60	242006	9492	MacFarland Park, City of Enumclaw	1391 CHINOOK AVE	ENUMCLAW
62-60	242006	9542	STAGEPLAN WAREHOUSE	1101 BATTERSBY AVE	ENUMCLAW
62-60	242006	9543	AM MANUFACTURING COM'L UTILITY BUIL	2283 COLE ST	ENUMCLAW
62-60	242006	9544	HILL AEROSYSTEMS	911 BATTERSBY AVE	ENUMCLAW
62-60	242006	9562	VACANT LAND	2150 BATTERSBY AVE	ENUMCLAW
62-60	242006	9574	RAILROAD R/W	SE 432ND ST	ENUMCLAW
62-60	242006	9585	PARROTT'S FABRICATION BUILDING	2401 COLE ST	ENUMCLAW
62-60	242006	9590	WETLANDS 100%	No Situs Address	ENUMCLAW
62-60	242006	9591	VACANT LAND	No Situs Address	ENUMCLAW
62-60	242006	9593	SFR ON INDUST. ZONE	711 BATTERSBY AVE	ENUMCLAW
62-60	242006	9602	WAREHOUSE	2273 COLE ST	ENUMCLAW
62-60	242006	9603	VACANT LAND	1099 BATTERSBY AVE	ENUMCLAW
62-60	242006	9605	WAREHOUSE	2321 COLE ST	ENUMCLAW
62-60	252006	9001	VACANT LAND	No Situs Address	ENUMCLAW
62-60	252006	9002	VACANT - WETLANDS 80% Impacted	567 WATSON ST N	ENUMCLAW
62-60	252006	9011	JIM FUGATE FORD SALES	620 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9015	VACANT LAND	No Situs Address	ENUMCLAW
62-60	252006	9033	HUSCAVARNA	408 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9034	AUBURN YOUTH AND FAMILY SERVICES	847 BLAKE ST	ENUMCLAW
62-60	252006	9040	YAMAHA & SUZUKI/IMPS on 9045	No Situs Address	ENUMCLAW

2024 PHYSICAL INSPECTION AREA 62

Geo Nghd	Major	Minor	Prop Name	Address	Dist. Name
62-60	252006	9045	YAMAHA & SUZUKI SALES BUILDING	448 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9072	SFR (TEAR DOWN) COMMERCIAL LAND	254 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9074	SKI & MOUNTAIN SHOP	240 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9075	C A L RENTS	340 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9095	AFM AUTO SALES	747 WATSON ST N	ENUMCLAW
62-60	252006	9097	WORK SPORTS & OUTDOORS	840 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9098	ENUMCLAW CHRYSLER, JEEP, DODGE	700 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9099	PARKING LOT	ROOSEVELT AVE	ENUMCLAW
62-60	252006	9101	LLOYDS SHEET METAL	408 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9102	UNITED STATES DEPT of AGRICULTURE (For	450 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9103	GOODFELLOW & ASSOC. CPA	416 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9107	VACANT (LIFT ESPRESSO PP)	230 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9111	PRAXAIR	408 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9112	MT VILLA MH PARK LAND ASSOC W/ 20301	714 DICKSON AVE	ENUMCLAW
62-60	252006	9116	VACANT RETAIL STORE	202 ROOSEVELT AVE E	ENUMCLAW
62-60	252006	9121	VACANT W/H w/ OFFICE	731 WATSON ST N	ENUMCLAW
62-60	252006	9123	RAINIER MEDICAL CENTER	853 WATSON ST N	ENUMCLAW
62-60	252006	9131	FUGATE TRUCK CENTER	526 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9134	ARCO AMPM	312 ROOSEVELT AVE	ENUMCLAW
62-60	252006	9135	VACANT LAND-COMMERCIAL	No Situs Address	ENUMCLAW
62-60	252006	9136	VACANT LAND-COMMERCIAL	No Situs Address	ENUMCLAW
62-60	252006	9148	DRAINAGE LATERAL "B" DITCH	No Situs Address	ENUMCLAW
62-60	262006	9098	MOUNTAIN MEADOWS M.H. PARK (DW 185	25815 SE 456TH ST	ENUMCLAW
62-60	262006	9191	ENUMCLAW FOOTHILLS TRAIL - WETLANDS	24501 WARNER AVE	ENUMCLAW
62-60	262006	9204	DRAINAGE LATERAL "A" DITCH	No Situs Address	ENUMCLAW
62-60	282007	9007	WAREHOUSE	No Situs Address	ENUMCLAW
62-60	282007	9010	WEYERHAEUSER WHITE RIVER TRUCK SHOP	31002 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	282007	9013	VACANT LAND	31002 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	292007	9020	CORLISS READY MIX	No Situs Address	ENUMCLAW
62-60	292007	9021	VACANT LAND	29800 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	302007	9006	KING COUNTY FAIRGROUNDS 10 BLDGS	45224 284TH AVE SE	ENUMCLAW
62-60	302007	9030	EASEMENT SO OF 450th (POR of FAIR GROU	284TH AVE SE	ENUMCLAW
62-60	302007	9039		No Situs Address	ENUMCLAW
62-60	302007	9040	VAC COML ZONED LAND	SE 284TH ST	ENUMCLAW
62-60	302007	9053	VACANT IRREGULAR	No Situs Address	ENUMCLAW
62-60	302007	9061	WASHINGTON FORESTRY OFFICE	28329 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	302007	9106	ENUMCLAW MEN'S GOLF CLUB	45225 288TH AVE SE	ENUMCLAW
62-60	332007	9030	QUARRY MINE	31810 STATE ROUTE 410	ENUMCLAW
62-60	332007	9044	QUARRY MINE VACANT PAD	31818 STATE ROUTE 410	ENUMCLAW
62-60	561510	0035	THE COUNTRY PLAYHOUSE DAYCARE	1515 CHINOOK AVE	ENUMCLAW
62-60	750320	0010	RETAIL STORES & NEW SPIRIT CHURCH	272 ROOSEVELT AVE	ENUMCLAW
62-60	750320	0020	RITE AID	232 ROOSEVELT AVE	ENUMCLAW
62-60	779200	0015	GRACE POINT CHURCH	28121 SE 448TH ST	ENUMCLAW
62-60	779200	0020	LOT FOR CHURCH OF CHRIST/MINOR 0015	28121 SE 448TH ST	ENUMCLAW
62-60	779200	0035	McDONUGH INDUSTRIES	922 ROOSEVELT AVE E	ENUMCLAW
62-60	041909	9022	VACANT PAD	50610 SE ENUMCLAW-CHINOOK PA	ENUMCLAW
62-60	182007	9055	KRGR RADIO TRANSMITTER	27606 SE 432ND ST	ENUMCLAW
62-60	192007	9117	ELLENSON PARK	2550 FARMAN ST N	ENUMCLAW
62-60	242006	9609	BOISE RIDGE WAREHOUSE	2281 COLE ST	ENUMCLAW
62-60	252006	9153	GAS STATION	152 ROOSEVELT AVE E	ENUMCLAW

Improved Sales Calc for Area 065 with Sales Used

4/11/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	232204	9059	1,603	3185260	\$950,000	04/15/22	\$592.64	RESTAURANT	GC-MU	Restaurant(Fast Food)	1	Y	
065	010	232204	9059	1,603	3208880	\$1,100,000	09/06/22	\$686.21	RESTAURANT	GC-MU	Restaurant(Fast Food)	1	Y	
065	010	232204	9062	2,400	3112600	\$5,043,866	04/20/21	\$2,101.61	SHAFRAN MOBILE ESTATES	MHP	Mobile Home Park	2	Y	
065	010	232204	9074	2,470	3149545	\$1,934,983	09/02/21	\$783.39	ARCO AMPM	GC-MU	Conv Store with Gas	1	Y	
065	010	232204	9089	9,020	3259291	\$2,520,000	10/26/23	\$279.38	1601 BUILDING	GC-MU	Retail(Line/Strip)	1	Y	
065	010	346280	0090	13,120	3136888	\$6,150,000	08/02/21	\$468.75	CLEAN HARBORS	I2	Warehouse	1	Y	
065	010	346280	0100	23,740	3130795	\$9,500,000	07/08/21	\$400.17	POWERSCREEN	I2	Industrial(Gen Purpose)	1	Y	
065	010	346280	0155	84,849	3193021	\$11,750,000	06/01/22	\$138.48	WAREHOUSE / RETAIL	CM	Warehouse	2	Y	
065	010	383200	0010	23,100	3129685	\$4,900,000	06/17/21	\$212.12	SPEARMAN CORPORATION	I2	Warehouse	1	Y	
065	010	383200	0245	1,605	3162542	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	Y	
065	010	383200	0385	1,930	3190170	\$535,000	05/16/22	\$277.20	Total Living Concept	GC-MU	Office Building	1	Y	
065	010	543620	0022	5,040	3102503	\$825,000	03/01/21	\$163.69	DELUX PAWN	GC-MU	Conv Store without Gas	1	Y	
065	010	543620	0185	30,042	3137675	\$4,900,000	08/05/21	\$163.10	VALLEY RV SUPERCENTER	GC-MU	Auto Showroom and Lot	1	Y	
065	010	543620	0521	12,540	3222299	\$3,400,000	12/22/22	\$271.13	Collision Specialists	GC-MU	Service Building	2	Y	
065	010	543620	0784	1,100	3142903	\$950,000	08/24/21	\$863.64	THE FAMILY DRIVE IN	GC-MU	Restaurant(Fast Food)	1	Y	
065	010	543620	0784	1,100	3262616	\$1,080,000	11/28/23	\$981.82	THE FAMILY DRIVE IN	GC-MU	Restaurant(Fast Food)	1	Y	
065	010	543620	1020	6,989	3173590	\$1,250,000	02/14/22	\$178.85	New Beginning - alofa Tunoa Ministries	GC-MU	Church/Welfare/Relig Srvc	2	Y	
065	010	804080	0050	4,168	3222509	\$1,075,000	12/29/22	\$257.92	JAMES STREET OFFICE	GC-MU	Office Building	1	Y	
065	010	804080	0070	5,156	3222945	\$1,440,000	12/29/22	\$279.29	Office Building	GC-MU	Daycare Center	1	Y	
065	020	132204	9058	3,850	3154582	\$1,045,000	10/22/21	\$271.43	TERHUNE HOMES INC	GC-MU	Office Building	1	Y	
065	020	132204	9145	109,163	3170503	\$21,264,140	01/28/22	\$194.79	KENT BUSINESS CAMPUS	I2	Office Park	1	Y	
065	020	132204	9187	6,282	3163123	\$2,027,000	12/09/21	\$322.67	SEATTLE TRUCK TRAILER SERVICE ALIGNMENT	GC-MU	Service Building	1	Y	
065	020	161250	0290	9,592	3249582	\$1,950,000	08/02/23	\$203.29	LITTLE PIONEERS ACADEMY	DCE-T	Daycare Center	1	Y	
065	020	161250	0312	1,314	3239304	\$300,000	05/26/23	\$228.31	RESTAURANT / RESIDENCE	DCE-T	Retail Store	1	Y	
065	020	182205	9177	27,516	3246177	\$4,300,000	07/18/23	\$156.27	KENT BOWL	GC	Bowling Alley	2	Y	
065	020	182205	9250	6,000	3149579	\$1,750,000	09/29/21	\$291.67	STG WHSE	I1	Warehouse	2	Y	
065	020	182205	9273	19,877	3120988	\$5,250,000	05/24/21	\$264.12	CASCADE GASKET	I1	Industrial(Gen Purpose)	2	Y	
065	020	184970	0215	1,140	3235127	\$375,000	04/27/23	\$328.95	FARMER'S INSURANCE AGENCY	GC-MU	Office Building	1	Y	
065	020	775880	0007	6,240	3108285	\$1,400,000	03/09/21	\$224.36	RIVERSIDE COLLISON	CM-1	Service Building	1	Y	
065	020	775880	0020	36,528	3166102	\$4,340,000	12/23/21	\$118.81	IMPORT AUTO REPAIR	I1	Industrial(Gen Purpose)	2	Y	
065	020	775880	0029	8,290	3165955	\$1,860,000	12/23/21	\$224.37	INDUSTRIAL FLEX BUILDING	I1	Industrial(Gen Purpose)	1	Y	
065	020	917960	1160	1,464	3184243	\$550,000	04/07/22	\$375.68	DENTAL OFFICE	DCE	Medical/Dental Office	1	Y	
065	020	917960	1470	11,352	3261804	\$3,450,000	11/17/23	\$303.91	EBERLE INSURANCE	DCE	Office Building	1	Y	
065	020	917960	1480	5,808	3190166	\$1,375,000	05/10/22	\$236.74	SOUTH SOUND PRINTING	DCE	Retail Store	1	Y	
065	020	917960	1705	3,480	3222491	\$813,000	12/21/22	\$233.62	MICHAEL JONES CPA	GC-MU	Office Building	1	Y	
065	020	982570	0275	6,469	3264246	\$2,930,000	12/13/23	\$452.93	TERMINAL BUILDING (former CITY SQUARE)	DCE	Retail Store	1	Y	
065	020	982570	0286	2,400	3254607	\$672,500	09/21/23	\$280.21	PIED PIPER TAVERN	DCE	Tavern/Lounge	1	Y	
065	030	000660	0039	1,610	3263480	\$410,000	12/28/22	\$254.66	SFR Converted to OFFICE	CM	Office Building	1	Y	
065	030	000660	0068	19,744	3206122	\$14,200,000	08/22/22	\$719.21	THERMO KING	CM	Warehouse	1	Y	
065	030	261100	0180	28,356	3125599	\$6,000,000	06/14/21	\$211.60	MORSE INDUSTRIES	I1	Warehouse	1	Y	

Improved Sales Calc for Area 065 with Sales Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	030	382800	0480	2,019	3255263	\$645,000	09/12/23	\$319.47	SFR CONVERTED TO OFFICE	CM	Office Building	1	Y	
065	030	382800	0585	12,040	3167515	\$3,240,000	01/04/22	\$269.10	KENTOX WELDING SUPPLY	CM	Warehouse	2	Y	
065	030	917960	0005	7,353	3194121	\$1,400,000	06/06/22	\$190.40	AAA Washington Fleet Center	GC	Service Building	1	Y	
065	030	917960	0720	2,786	3225666	\$420,000	02/07/23	\$150.75	G.M. COLLISION	DCE	Service Building	1	Y	
065	030	917960	0720	2,786	3248131	\$795,000	07/28/23	\$285.36	G.M. COLLISION	DCE	Service Building	1	Y	
065	030	982570	0690	5,400	3210895	\$1,250,000	09/20/22	\$231.48	MERIDIAN TECHNOLOGY CENTER	DCE	Office Building	1	Y	
065	030	982570	0695	3,057	3108570	\$600,000	03/26/21	\$196.27	RESIDENCE & BEAUTY SHOP	DCE	Single Family(C/I Use)	1	69	Net Lease Sale; not in ratio
065	030	982570	0695	3,057	3231277	\$950,000	03/27/23	\$310.76	RESIDENCE & BIKE SHOP	DCE	Single Family(C/I Use)	1	Y	
065	030	982570	1415	5,400	3095563	\$1,290,000	01/19/21	\$238.89	DEPT of CORRECTIONS	DCE	Office Building	1	Y	
065	040	172205	9015	13,067	3155661	\$3,170,000	10/28/21	\$242.60	MEDICAL OFFICE	CC-MU	Office Building	1	Y	
065	040	172205	9074	21,080	3207465	\$5,868,000	08/25/22	\$278.37	SAVE U MORE	CC-MU	Grocery Store	1	Y	
065	040	172205	9301	7,298	3182208	\$1,950,000	03/29/22	\$267.20	KINDERCARE	MR-M	Daycare Center	1	Y	
065	040	202205	9048	2,280	3143043	\$1,400,000	09/01/21	\$614.04	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	202205	9086	7,986	3198012	\$1,600,000	06/27/22	\$200.35	KENT EAST PROF BLDG	CC	Office Building	1	Y	
065	040	202205	9220	2,240	3164111	\$900,000	12/06/21	\$401.79	KENT FOOD STORE	CC	Conv Store without Gas	1	Y	
065	040	216152	0010	30,811	3181983	\$13,800,000	04/05/22	\$447.89	EAST HILL VILLAGE BSP BLD "A"	CC	Retail(Line/Strip)	3	Y	
065	040	292205	9195	23,070	3219011	\$5,250,000	11/23/22	\$227.57	SUPER BUFFET	CC	Retail(Line/Strip)	1	Y	
065	040	292205	9250	12,322	3240042	\$2,700,000	05/24/23	\$219.12	KANGLEY SQUARE	CC	Apartment(Mixed Use)	1	Y	
065	040	662340	0169	7,060	3247970	\$1,825,000	07/28/23	\$258.50	W.E. RUTH COMMERCIAL CENTER - PARCEL D	CC-MU	Office Building	1	Y	
065	040	667310	0005	14,830	3219103	\$2,900,000	11/07/22	\$195.55	OFFICE BLDG	CC-MU	Office Building	4	Y	
065	040	783080	0031	2,008	3110475	\$2,290,000	03/30/21	\$1,140.44	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	783080	0117	4,025	3192039	\$1,223,500	05/26/22	\$303.98	MIDDAS MUFFLER	CC	Service Building	1	Y	
065	040	783080	0128	832	3202563	\$334,000	07/19/22	\$401.44	DENTAL OFFICE	CC-MU	Medical/Dental Office	1	Y	
065	040	783080	0132	4,000	3127297	\$1,400,000	06/07/21	\$350.00	TASTE of EUROPE	CC-MU	Retail Store	1	Y	
065	040	783080	0291	2,850	3197340	\$1,000,000	06/22/22	\$350.88	Kent Animal Clinic	CC-MU	Vet/Animal Control Srvc	2	Y	
065	040	883040	0011	0	3244518	\$1,375,000	07/03/23	\$0.00	LIVE WELL CHIROPRACTIC	CC-MU	Office Building	3	Y	
065	040	883040	0020	3,993	3259565	\$1,698,000	10/31/23	\$425.24	REBOUND PAIN AND BRAIN CENTER	CC-MU	Medical/Dental Office	1	Y	
065	050	024560	0040	1,529	3111880	\$445,000	04/01/21	\$291.04	APEX BUILDING	MHO	Medical/Dental Office	1	Y	
065	050	102205	9083	3,780	3100489	\$849,950	02/17/21	\$224.85	Office Bldg (old fire station)	SR-1	Office Building	2	Y	
065	050	222205	9010	24,248	3214405	\$7,200,000	10/18/22	\$296.93	MERIDIAN PLACE	CC	Retail Store	1	Y	
065	050	272205	9167	1,672	3259287	\$680,000	10/23/23	\$406.70	NEWBERRY REALTY	CC	Office Building	1	Y	
065	050	282205	9203	1,876	3179089	\$2,700,000	03/08/22	\$1,439.23	ARCO AMPM	CC	Conv Store with Gas	1	69	Net Lease Sale; not in ratio
065	050	302206	9001	5,286	3202478	\$43,000,000	07/28/22	\$8,134.70	LAKESIDE INDUSTRIES - HAWK PROPERTIES	RCMU	Mining/Quarry/Ore Processing	5	Y	
065	050	352205	9111	20,565	3155175	\$8,150,000	10/27/21	\$396.30	MERIDIAN SOUTH PROFESSIONAL CENTER	CC	Office Building	1	Y	
065	050	362205	9036	1,400	3235993	\$610,000	04/30/23	\$435.71	SFR	TC	Single Family(C/I Zone)	1	Y	
065	050	362205	9104	1,690	3114924	\$901,000	04/27/21	\$533.14	SFR / TEAR DOWN	MHO	Single Family(C/I Zone)	1	Y	
065	060	102206	9054	2,828	3164807	\$600,000	12/16/21	\$212.16	OFFICE BLDG	RA5	Office Building	1	Y	
065	060	162206	9076	11,355	3248593	\$6,213,721	08/02/23	\$547.22	J. R. HAYES AND SONS	REC	Warehouse	1	Y	
065	060	252206	9002	1,580	3166830	\$450,000	12/28/21	\$284.81	STORAGE GARAGE	NBP	Warehouse	2	Y	
065	060	275220	0011	2,360	3207891	\$1,300,000	08/30/22	\$550.85	MATTER of STYLE	RA5	Retail Store	1	Y	

Improved Sales Calc for Area 065 with Sales Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	060	332206	9054	8,016	3263837	\$950,000	12/05/23	\$118.51	NEW LIFE of MAPLE VALLEY	R-6	Church/Welfare/Relig Srvc	1	Y	
065	060	510540	0145	5,338	3233425	\$1,150,000	04/13/23	\$215.44	SECURITY RACE PRODUCTS - SRP	RA5	Service Building	2	Y	

Improved Sales Calc for Area 065 with Sales Not Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	000440	0015	2,664	3124770	\$2,750,000	06/10/21	\$1,032.28	SPECIAL INTEREST AUTO WRECKING	I	Warehouse	1	1	Personal property included
065	010	000660	0063	62,154	3204098	\$14,025	04/13/22	\$0.23	WAY TO SALVATION CHURCH	CM	Warehouse	1	68	Non-gov't to gov't
065	010	232204	9061	3,920	3275390	\$2,500,000	03/25/24	\$637.76	VACANT BUILDING - CONVENIENCE STORE	GC-MU	Conv Store without Gas	1		2024 Sale
065	010	232204	9069	1,910	3211772	\$3,650,000	09/15/22	\$1,910.99	76 MEEKER MARKET	GC-MU	Conv Store with Gas	1	1	Personal property included
065	010	232204	9073	2,640	3174942	\$650,000	02/18/22	\$246.21	POWER WASH	GC-MU	Car Wash	1	51	Related party, friend, or neighbor
065	010	383200	0245	1,605	3157933	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	7	Questionable per sales identification
065	010	383200	0245	1,605	3160808	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	51	Related party, friend, or neighbor
065	010	543620	0846	54,183	3275089	\$6,675,000	03/22/24	\$123.19	LA FITNESS	GC	Health Club	1		2024 Sale
065	010	543620	1360	19,800	3158667	\$1,800,000	11/10/21	\$90.91	CROSSGATE SHOPPING CENTER	GC-MU	Retail(Line/Strip)	1	15	No market exposure
065	020	184970	0005	18,864	3167159	\$3,100,000	12/27/21	\$164.33	COLD STORAGE	DCE	Warehouse	2	68	Non-gov't to gov't
065	020	184970	0135	1,410	3216032	\$575,000	10/29/22	\$407.80	O'Niell's Complete Auto Care	GC-MU	Mini Warehouse	2	68	Non-gov't to gov't
065	020	917960	1225	2,940	3174378	\$22,000	12/20/21	\$7.48	A & N SALON & OTHER LINE RETAIL	GC-MU	Office Building	1	68	Non-gov't to gov't
065	030	000660	0037	4,032	3214953	\$12,375	08/23/22	\$3.07	DISCOUNT AUTOMOTIVE SERVICE	CM	Service Building	1	68	Non-gov't to gov't
065	030	000660	0065	3,076	3097133	\$575,000	01/11/21	\$186.93	SUNSET SEPTIC TANK CO	CM-2	Service Building	1	15	No market exposure
065	030	261100	0130	23,835	3272665	\$7,250,000	03/07/24	\$304.17	AUTOMATIC PRODUCTS	I1	Industrial(Gen Purpose)	1		2024 Sale
065	030	917960	0175	2,650	3219893	\$420,000	11/21/22	\$158.49	DIABLO INDUSTRIAL TECH	DCE	Industrial(Gen Purpose)	2	52	Statement to dor
065	030	982570	0985	1,580	3273519	\$450,000	03/12/24	\$284.81	SFR CONVERTED TO OFFICE	DCE	Office Building	2		2024 Sale
065	030	982570	1160	2,697	3276138	\$1,200,000	04/01/24	\$444.94	MEXICO-LINDO-RESTAURANT	DCE	Restaurant/Lounge	1		2024 Sale
065	040	082205	9018	50,332	3207066	\$456,187	05/31/22	\$9.06	River of Life Fellowship	SR-6	Church/Welfare/Relig Srvc	1	24	Easement or right-of-way
065	040	172205	9301	7,298	3206286	\$5,247,000	08/19/22	\$718.96	KINDERCARE	MR-M	Daycare Center	1	69	Net Lease Sale; not in ratio
065	040	292205	9282	3,505	3196424	\$315,000	06/20/22	\$89.87	FOSS AUDIO	CC	Retail Store	1	51	Related party, friend, or neighbor
065	050	024560	0010	1,623	3271666	\$550,000	02/24/24	\$338.88	APEX BUILDING	MHO	Medical/Dental Office	1		2024 Sale
065	050	024560	0020	1,571	3271665	\$350,000	02/24/24	\$222.79	APEX BUILDING	MHO	Medical/Dental Office	1		2024 Sale
065	050	032205	9054	8,765	3261757	\$913,600	11/21/23	\$104.23	SOOS CREEK KENNELS	SR-1	Vet/Animal Control Srvc	1	31	Exempt from excise tax
065	050	252205	9243	3,104	3270691	\$1,489,000	02/15/24	\$479.70	COVINGTON VETERINARY HOSPITAL	MC	Vet/Animal Control Srvc	1		2024 Sale
065	050	302206	9052	1,930	3149115	\$1,522,500	09/28/21	\$788.86	OFFICE & ACE RV STORAGE	MC	Office Building	1	68	Non-gov't to gov't
065	050	362205	9044	6,894	3142724	\$1,500,000	08/04/21	\$217.58	COVINGTON TIRE & SERVICE	MC	Service Building	1	51	Related party, friend, or neighbor
065	050	378040	0110	2,660	3150869	\$715,000	09/30/21	\$268.80	SFR on COMMERCIAL LAND	MC	Single Family(C/I Zone)	2	12	Estate administrator, guardian, or e
065	060	252206	9063	820	3219214	\$1,000,000	11/28/22	\$1,219.51	MOBILE HOME PARK (20 SW & 1 SFR)	RASP	Mobile Home Park	1	12	Estate administrator, guardian, or e
065	060	292206	9032	14,224	3101689	\$212,430	02/24/21	\$14.93	CORNERSTONE METHODIST	R4	Church/Welfare/Relig Srvc	1	68	Non-gov't to gov't
065	060	332206	9043	6,490	3171803	\$9,500,000	02/03/22	\$1,463.79	MAPLE VALLEY CHEVRON	NB	Conv Store with Gas	1	69	Net Lease 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	Daycare Center	3	46	Non-representative sale

Vacant Sales Calc for Area 065 with Sales Used

4/3/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	346280	0086	81,000	3210623	\$5,650,000	09/21/22	\$69.75	VACANT LAND w/Storage Warehouse	I2	Warehouse	1	Y	
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50	VACANT LAND	I2	Vacant(Industrial)	1	Y	
065	010	543620	0102	34,545	3186761	\$1,325,000	04/20/22	\$38.36	VACANT COMMERCIAL LAND	GC-MU	Vacant(Commercial)	2	Y	
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47	VACANT MFR LAND	MR-G	Vacant(Multi-family)	1	Y	
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66	VACANT	DCE	Vacant(Commercial)	2	Y	
065	020	917960	1060	14,560	3206336	\$500,000	08/19/22	\$34.34	SFR	DCE	Vacant(Commercial)	1	Y	
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30	VACANT	DCE	Vacant(Commercial)	2	Y	
065	030	982570	1165	15,365	3222831	\$925,000	01/04/23	\$60.20	Vacant Land Assoc. w/ 1160	DCE	Vacant(Commercial)	2	26	Imp changed after sale; not in ratio
065	040	052205	9056	101,470	3245857	\$1,900,000	07/13/23	\$18.72	VACANT LAND	CC-MU	Vacant(Commercial)	1	Y	
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35	vacant	CC-MU	Vacant(Multi-family)	1	Y	
065	040	202205	9133	33,500	3250961	\$240,000	08/21/23	\$7.16	VACANT	CC-MU	Vacant(Commercial)	1	Y	
065	040	212205	9048	97,139	3206814	\$1,500,000	08/19/22	\$15.44	VACANT COMMERCIAL LAND	NCC	Vacant(Commercial)	1	Y	
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y	
065	050	076600	0230	8,625	3175811	\$230,000	02/28/22	\$26.67	VACANT LAND	MC	Vacant(Commercial)	1	Y	
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22	VACANT	CC	Vacant(Commercial)	1	Y	
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92	VACANT LAND	CC	Vacant(Commercial)	1	Y	
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97	VACANT	MR-G	Vacant(Multi-family)	1	Y	
065	050	302206	9091	97,830	3181845	\$2,500,000	04/05/22	\$25.55	LAND	R8	Vacant(Single-family)	1	Y	
065	050	352205	9019	491,356	3223175	\$7,440,000	01/10/23	\$15.14	VACANT LAND	I	Vacant(Commercial)	1	Y	
065	050	352205	9208	938,464	3182926	\$12,100,000	04/07/22	\$12.89	VACANT LAND	GC	Vacant(Industrial)	1	Y	
065	050	352205	9215	891,740	3222232	\$12,214,879	12/29/22	\$13.70	VACANT PARCEL	GC	Vacant(Commercial)	1	Y	
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03	VACANT LAND	REC	Vacant(Commercial)	2	Y	
065	060	162206	9078	32,640	3263563	\$850,000	12/08/23	\$26.04	VACANT	CB	Vacant(Commercial)	1	Y	
065	060	162206	9139	41,577	3214157	\$749,000	10/06/22	\$18.01	VACANT	CB	Vacant(Commercial)	1	Y	
065	060	252206	9098	37,200	3235068	\$375,000	04/27/23	\$10.08	VACANT LAND	NBP	Vacant(Commercial)	1	Y	

Vacant Sales Calc for Area 065 with Sales Not Used

4/3/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	020	132204	9052	343,371	3207761	\$7,800,000	08/23/22	\$22.72	VACANT COMMERCIAL LAND - PARKING	GC	Parking(Commercial Lot)	4	51	Related party, friend, or neighbor
065	020	132204	9221	74,780	3221264	\$12,564	12/14/22	\$0.17	VACANT COMMERCIAL LAND	GC	Vacant(Commercial)	1	51	Related party, friend, or neighbor
065	020	184970	0115	12,240	3094675	\$515,000	01/05/21	\$42.08	VACANT	GC-MU	Parking(Commercial Lot)	1	68	Non-gov't to gov't
065	020	295190	0060	30,693	3150288	\$3,150,000	09/30/21	\$102.63	MADISON PLAZA APARTMENTS	DCE	Apartment(Mixed Use)	1	65	Plans and permits
065	030	382800	0490	6,600	3259508	\$4,600	11/01/23	\$0.70	VAC LD ON HILLSIDE	CM	Vacant(Commercial)	1	67	Gov't to non-gov't
065	030	382800	0495	6,600	3259503	\$3,718	11/01/23	\$0.56	VACANT LAND	CM	Vacant(Commercial)	1	63	Sale price updated by sales id group
065	030	982570	0385	5,400	3272537	\$347,000	03/05/24	\$64.26	VACANT LAND	DCE	Vacant(Commercial)	1		2024 Sale
065	050	076600	0140	9,954	3264866	\$265,000	12/20/23	\$26.62	VACANT LAND	MC	Vacant(Commercial)	1	67	Gov't to non-gov't
065	050	262205	9186	77,972	3265329	\$450,000	12/23/23	\$5.77	VACANT LAND	CC	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
065	050	352205	9215	891,740	3247715	\$11,195,732	07/12/23	\$12.55	VACANT PARCEL	GC	Vacant(Commercial)	1	15	No market exposure
065	050	362205	9204	3,279	3242120	\$5,000	06/19/23	\$1.52	VACANT EASEMENT	TC	Vacant(Commercial)	1	24	Easement or right-of-way
065	060	162206	9026	206,070	3225602	\$100,153	02/01/23	\$0.49	VACANT	CB	Vacant(Commercial)	1	68	Non-gov't to gov't
065	060	162206	9066	162,432	3220819	\$2,900,000	12/15/22	\$17.85	VACANT	CB	Vacant(Commercial)	3	67	Gov't to non-gov't
065	060	511327	0050	38,361	3166202	\$500,000	12/27/21	\$13.03	Vacant Land	REC	Right of Way/Utility, Road	1	68	Non-gov't to gov't
065	060	750325	0030	18,995	3217494	\$79,050	11/04/22	\$4.16	VACANT LAND	CB	Vacant(Commercial)	1	51	Related party, friend, or neighbor

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	072205	9030	S 212TH ST
65	20	072205	9243	9001 S 212TH ST
65	20	132204	9015	501 W JAMES ST
65	20	132204	9022	901 W JAMES ST
65	20	132204	9024	CENTRAL AVE N
65	20	132204	9028	713 CENTRAL AVE N
65	20	132204	9029	751 CENTRAL AVE N
65	20	132204	9032	720 CENTRAL AVE N
65	20	132204	9034	920 CENTRAL AVE N
65	20	132204	9037	901 5TH AVE N
65	20	132204	9040	115 E JAMES ST
65	20	132204	9047	801 CENTRAL AVE N
65	20	132204	9048	915 CENTRAL AVE N
65	20	132204	9052	CENTRAL AVE N
65	20	132204	9053	921 CENTRAL AVE N
65	20	132204	9054	796 CENTRAL AVE N
65	20	132204	9056	1135 CENTRAL AVE N
65	20	132204	9058	812 CENTRAL AVE N
65	20	132204	9064	820 CENTRAL AVE N
65	20	132204	9070	729 CENTRAL AVE N
65	20	132204	9077	119 E JAMES ST
65	20	132204	9091	1060 CENTRAL AVE N
65	20	132204	9095	1014 CENTRAL AVE N
65	20	132204	9096	1050 CENTRAL AVE N
65	20	132204	9099	945 CENTRAL AVE N
65	20	132204	9101	1002 CENTRAL AVE N
65	20	132204	9102	1001 CENTRAL AVE N
65	20	132204	9105	No Situs Address
65	20	132204	9106	940 CENTRAL AVE N
65	20	132204	9124	1015 CENTRAL AVE N
65	20	132204	9125	1025 CENTRAL AVE N
65	20	132204	9130	W JAMES ST
65	20	132204	9131	1008 CENTRAL AVE N
65	20	132204	9134	802 CENTRAL AVE N
65	20	132204	9142	1115 CENTRAL AVE N
65	20	132204	9145	823 CENTRAL AVE N
65	20	132204	9146	1157 CENTRAL AVE N
65	20	132204	9175	1211 CENTRAL AVE N
65	20	132204	9184	1225 CENTRAL AVE N
65	20	132204	9185	711 CENTRAL AVE N
65	20	132204	9187	911 W JAMES ST
65	20	132204	9220	1245 CENTRAL AVE N
65	20	132204	9221	1219 CENTRAL AVE N
65	20	132204	9334	1018 CENTRAL AVE N
65	20	132204	9338	800 4TH AVE N
65	20	132204	9354	22422 84TH AVE S
65	20	132204	9364	WOODFORD AVE N
65	20	132204	9365	718 CENTRAL AVE N

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	159860	0360	431 SUMMIT AVE N
65	20	161250	0290	515 E SMITH ST
65	20	161250	0312	603 E SMITH ST
65	20	182205	9012	1210 CENTRAL AVE N
65	20	182205	9013	23201 88TH AVE S
65	20	182205	9014	1072 CENTRAL AVE N
65	20	182205	9018	1044 CENTRAL AVE N
65	20	182205	9026	1011 ALVORD AVE N
65	20	182205	9080	23010 84TH AVE S
65	20	182205	9085	1148 CENTRAL AVE N
65	20	182205	9152	23006 86TH AVE S
65	20	182205	9177	1234 CENTRAL AVE N
65	20	182205	9231	1236 84TH AVE S
65	20	182205	9239	1208 CENTRAL AVE S
65	20	182205	9247	23010 88TH AVE S
65	20	182205	9250	8901 S 228TH ST
65	20	182205	9260	8801 S 228TH ST
65	20	182205	9266	8825 S 228TH ST
65	20	182205	9273	8825 S 228TH ST
65	20	182205	9290	8801 S 228TH ST
65	20	182205	9291	8831 S 228TH ST
65	20	182205	9304	22901 86TH AVE S
65	20	182205	9311	22401 88TH AVE S
65	20	182205	9312	22911 86TH AVE S
65	20	182205	9313	22915 86TH AVE S
65	20	182205	9320	22850 88TH AVE S
65	20	182205	9342	23000 88TH AVE S
65	20	182205	9343	22800 85TH PL S
65	20	182205	9355	22588 84TH AVE S
65	20	182205	9357	22200 84TH AVE S
65	20	182205	9360	22511 88TH AVE S
65	20	182205	9361	22517 88TH AVE S
65	20	182205	9362	22505 88TH AVE S
65	20	182205	9365	22917 86TH AVE S
65	20	182205	9380	S 228TH ST
65	20	184970	0005	621 RAILROAD AVE N
65	20	184970	0010	No Situs Address
65	20	184970	0050	200 E JAMES ST
65	20	184970	0115	No Situs Address
65	20	184970	0135	No Situs Address
65	20	184970	0145	502 RAILROAD AVE N
65	20	184970	0155	501 CENTRAL AVE N
65	20	184970	0165	503 CENTRAL AVE N
65	20	184970	0175	511 CENTRAL AVE N
65	20	184970	0206	529 CENTRAL AVE N
65	20	184970	0215	603 CENTRAL AVE N
65	20	184970	0225	607 CENTRAL AVE N
65	20	184970	0265	631 CENTRAL AVE N

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	192205	9019	24447 94TH AVE S
65	20	192205	9036	No Situs Address
65	20	192205	9099	94TH AVE S
65	20	192205	9101	94TH AVE S
65	20	192205	9147	SUMMIT AVE N
65	20	192205	9174	9003 CANYON DR
65	20	192205	9177	9009 CANYON DR
65	20	192205	9256	24419 94TH AVE S
65	20	192205	9266	24711 94TH AVE S
65	20	192205	9274	805 E SMITH ST
65	20	192205	9320	608 E SMITH ST
65	20	192205	9399	SUMMIT AVE N
65	20	202205	9186	No Situs Address
65	20	242204	9002	400 1ST AVE N
65	20	242204	9011	No Situs Address
65	20	242204	9028	450 6TH AVE N
65	20	242204	9029	W SMITH ST
65	20	242204	9030	902 W JAMES ST
65	20	242204	9033	735 W MEEKER ST
65	20	242204	9075	305 N 4TH ST
65	20	242204	9090	No Situs Address
65	20	242204	9096	555 W SMITH ST
65	20	242204	9097	730 NADEN AVE S
65	20	242204	9111	401 6TH AVE N
65	20	242204	9116	W SMITH ST
65	20	242204	9129	714 6TH AVE N
65	20	242204	9135	525 N 4TH AVE
65	20	242204	9158	721 6TH AVE N
65	20	242204	9167	No Situs Address
65	20	242204	9182	No Situs Address
65	20	242204	9186	450 6TH AVE N
65	20	242204	9187	No Situs Address
65	20	242204	9189	No Situs Address
65	20	242204	9191	No Situs Address
65	20	242204	9197	105 SMITH ST
65	20	295190	0015	205 MADISON AVE
65	20	295190	0025	No Situs Address
65	20	382300	0125	WEILAND ST
65	20	538560	0005	620 CENTRAL AVE N
65	20	543620	0270	509 LINCOLN AVE
65	20	543620	0280	421 LINCOLN AVE
65	20	543620	0300	409 LINCOLN AVE
65	20	543620	0320	353 LINCOLN AVE
65	20	543620	0341	No Situs Address
65	20	543620	1085	225 LINCOLN AVE
65	20	543620	1095	205 LINCOLN AVE
65	20	543620	1175	125 LINCOLN AVE
65	20	543620	1185	105 LINCOLN AVE

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	550270	0040	930 E JAMES ST
65	20	714280	0021	311 N 4TH AVE
65	20	714280	0025	321 W SMITH ST
65	20	714280	0135	320 RAMSAY WAY
65	20	716520	0005	805 W MEEKER ST
65	20	716520	0006	805 W MEEKER ST
65	20	716520	0060	724 W SMITH ST
65	20	716520	0075	713 W HARRISON ST
65	20	716520	0076	W HARRISON ST
65	20	775880	0002	8429 S 228TH ST
65	20	775880	0004	8439 S 228TH ST
65	20	775880	0005	8504 S 228TH ST
65	20	775880	0006	8611 S 228TH ST
65	20	775880	0007	8439 S 228TH ST
65	20	775880	0008	8445 S 228TH ST
65	20	775880	0009	22851 88TH AVE S
65	20	775880	0010	22801 88TH AVE S
65	20	775880	0011	8501 S 228TH ST
65	20	775880	0018	1408 CENTRAL AVE N
65	20	775880	0019	No Situs Address
65	20	775880	0020	22638 85TH PL S
65	20	775880	0021	8440 S 228TH ST
65	20	775880	0023	22627 85TH PL S
65	20	775880	0024	8539 S 226TH ST
65	20	775880	0026	22617 85TH PL S
65	20	775880	0029	22602 85TH PL S
65	20	775880	0030	22620 85TH PL S
65	20	775880	0031	8740 S 228TH ST
65	20	775880	0032	22711 88TH AVE S
65	20	775880	0033	22445 88TH AVE S
65	20	775880	0036	22630 88TH AVE S
65	20	775880	0037	22610 88TH AVE S
65	20	783080	0269	24415 104TH AVE SE
65	20	811210	0160	No Situs Address
65	20	811210	0170	No Situs Address
65	20	914710	0130	730 CENTRAL AVE N
65	20	914710	0155	760 CENTRAL AVE N
65	20	914710	0160	758 CENTRAL AVE N
65	20	917960	1005	120 STATE AVE N
65	20	917960	1015	E WARD ST
65	20	917960	1025	E WARD ST
65	20	917960	1035	No Situs Address
65	20	917960	1045	No Situs Address
65	20	917960	1050	121 KENNEBECK AVE N
65	20	917960	1060	No Situs Address
65	20	917960	1080	425 E MEEKER ST
65	20	917960	1100	403 E MEEKER ST
65	20	917960	1145	422 E SMITH ST

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	917960	1160	432 E SMITH ST
65	20	917960	1170	431 E WARD ST
65	20	917960	1180	431 E WARD ST
65	20	917960	1215	No Situs Address
65	20	917960	1225	106 CENTRAL AVE N
65	20	917960	1240	112 CENTRAL AVE N
65	20	917960	1245	116 CENTRAL AVE N
65	20	917960	1255	204 CENTRAL AVE N
65	20	917960	1280	212 CENTRAL AVE N
65	20	917960	1295	224 CENTRAL AVE N
65	20	917960	1315	225 STATE AVE N
65	20	917960	1325	219 STATE AVE N
65	20	917960	1335	STATE AVE N
65	20	917960	1340	STATE AVE N
65	20	917960	1350	STATE AVE N
65	20	917960	1355	No Situs Address
65	20	917960	1360	No Situs Address
65	20	917960	1365	No Situs Address
65	20	917960	1380	No Situs Address
65	20	917960	1385	201 STATE AVE N
65	20	917960	1405	201 E MEEKER ST
65	20	917960	1420	114 RAILROAD AVE N
65	20	917960	1470	206 RAILROAD AVE N
65	20	917960	1480	216 RAILROAD AVE N
65	20	917960	1490	226 RAILROAD AVE N
65	20	917960	1515	211 CENTRAL AVE N
65	20	917960	1530	203 CENTRAL AVE N
65	20	917960	1540	No Situs Address
65	20	917960	1565	105 CENTRAL AVE N
65	20	917960	1576	217 E MEEKER ST
65	20	917960	1585	No Situs Address
65	20	917960	1610	322 RAILROAD AVE N
65	20	917960	1625	RAILROAD AVE N
65	20	917960	1635	406 RAILROAD AVE N
65	20	917960	1655	204 E PIONEER ST
65	20	917960	1670	415 CENTRAL AVE N
65	20	917960	1691	405 CENTRAL AVE N
65	20	917960	1705	325 CENTRAL AVE N
65	20	917960	1725	315 CENTRAL AVE N
65	20	917960	1735	305 CENTRAL AVE N
65	20	917960	1745	215 E SMITH ST
65	20	917960	1755	306 CENTRAL AVE N
65	20	917960	1805	408 CENTRAL AVE N
65	20	917960	1815	418 CENTRAL AVE N
65	20	917960	1840	No Situs Address
65	20	917960	1845	421 STATE AVE N
65	20	917960	1855	411 STATE AVE N
65	20	917960	1880	321 STATE AVE N

AREA 65 PHYSICAL INSPECTION 2024

Area	Nghd	Major	Minor	SitusAddress
65	20	917960	1915	317 E SMITH ST
65	20	917960	1945	No Situs Address
65	20	917960	1955	No Situs Address
65	20	917960	1965	No Situs Address
65	20	917960	1970	No Situs Address
65	20	917960	1980	427 E SMITH ST
65	20	917960	2020	403 E SMITH ST
65	20	917960	2090	No Situs Address
65	20	917960	2095	No Situs Address
65	20	917960	2110	No Situs Address
65	20	917960	2120	No Situs Address
65	20	917960	2130	No Situs Address
65	20	982570	0165	No Situs Address
65	20	982570	0180	212 2ND AVE N
65	20	982570	0235	215 W MEEKER ST
65	20	982570	0245	425 W MEEKER ST
65	20	982570	0265	403 W MEEKER ST
65	20	982570	0275	320 W HARRISON ST
65	20	982570	0280	315 W MEEKER ST
65	20	982570	0285	No Situs Address
65	20	982570	0286	311 W MEEKER ST
65	20	982570	0445	211 2ND AVE N
65	20	982570	0505	No Situs Address
65	20	982570	0510	W HARRISON ST
65	20	982570	0535	W HARRISON ST
65	20	982570	0890	505 W MEEKER ST
65	20	982570	1051	515 W HARRISON ST
65	20	982570	1100	505 W HARRISON ST
65	20	982570	1110	512 W SMITH ST

Improved Sales Calc for Area 070 with Sales Used

3/20/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	020	723150	2265	7,023	3264349	\$2,250,000	12/14/23	\$320.38	CHEERS	CD	Tavern/Lounge	1	Y	
070	030	788880	200	27,237	3263921	\$7,600,000	12/07/23	\$279.03	NITE HAWK SWEEPERS LLC	I2	Industrial(Gen Purpose)	1	Y	
070	020	783980	145	14,712	3259590	\$2,650,000	11/01/23	\$180.13	Iris Window Covering	CD	Retail Store	2	Y	
070	010	217200	665	3,280	3259548	\$2,220,000	10/30/23	\$676.83	HAVE A HEART MARIJUANA	NBP	Apartment(Mixed Use)	1	Y	
070	020	722930	490	26,954	3260106	\$2,700,000	10/30/23	\$100.17	Rain City Hydro	CA	Service Building	1	Y	
070	040	312305	9092	21,117	3258991	\$4,637,000	10/25/23	\$219.59	VALLEY 3900 BUILDING	CA	Office Building	1	Y	
070	010	720	173	6,000	3258644	\$2,482,052	10/24/23	\$413.68	GOOD NEIGHBOR TIRE - RENTON POINT S	CA	Auto Showroom and Lot	2	Y	
070	020	784130	525	2,028	3258293	\$900,000	10/19/23	\$443.79	VOC Vet Clinic	R-14	Medical/Dental Office	1	Y	
070	030	788880	160	15,510	3257522	\$4,850,000	10/13/23	\$312.70	WORLD WIDE PREMIUMS	I2	Warehouse	1	Y	
070	030	262304	9019	131,600	3252325	\$30,000,000	08/24/23	\$227.96	M3 BUSINESS CENTER	TUC-WP	Warehouse	1	Y	
070	010	182305	9079	13,833	3250520	\$7,277,383	08/11/23	\$526.09	WALGREENS DRUG STORE	CA	Retail Store	1	Y	
070	010	918800	71	9,725	3247782	\$2,650,000	07/24/23	\$272.49	WASHINGTON TECHNICAL CENTER	IM	Office Building	1	Y	
070	015	217200	660	1,500	3246000	\$850,000	07/14/23	\$566.67	SOUND FENCE CO.	NBP	Office Building	1	Y	
070	050	382900	7	44,400	3244635	\$8,000,000	06/29/23	\$180.18	GROVE TRUCK REPAIR	I2	Warehouse	1	Y	
070	050	112204	9032	4,604	3245221	\$6,000,000	06/27/23	\$1,303.21	SHELL FOOD MART/WENDY'S	I1	Conv Store with Gas	1	Y	
070	005	336590	1055	20,300	3240311	\$13,429,476	06/05/23	\$661.55	Riverside Inn	C/LI	Restaurant/Lounge	4	Y	
070	040	252304	9044	9,800	3240414	\$2,200,000	06/05/23	\$224.49	AUTO TRIM DESIGN	C/LI	Retail(Discount)	1	Y	
070	030	788880	500	25,289	3239720	\$5,680,000	05/31/23	\$224.60	ALL FREIGHT SOLUTIONS	I2	Warehouse	1	Y	
070	040	125370	310	82,431	3237205	\$14,165,000	05/10/23	\$171.84	KING'S COMMAND WAREHOUSE	I3	Industrial(Light)	1	Y	
070	020	784080	125	1,500	3234257	\$575,000	04/19/23	\$383.33	Renton Denture Clinic	R-14	Medical/Dental Office	1	Y	
070	020	784180	185	8,564	3230753	\$1,300,000	03/22/23	\$151.80	KING'S CHAPEL	CD	Church/Welfare/Relig Srvc	1	Y	
070	020	723150	1330	3,500	3227747	\$500,000	02/27/23	\$142.86	RETAIL BUILDING	CD	Retail Store	1	Y	
070	005	336590	865	2,400	3226614	\$880,000	02/07/23	\$366.67	7-Eleven	RCM	Conv Store without Gas	1	Y	
070	015	758020	255	1,790	3224755	\$1,100,000	01/30/23	\$614.53	ROBERT VANN INSURANCE	CBPSO	Office Building	1	Y	
070	030	883510	30	4,940	3223324	\$1,200,000	01/11/23	\$242.91	UPLAND DR. BUSINESS PARK CONDOMINIUM	TUC-WP	Condominium(Mixed Use)	1	Y	
070	050	122204	9040	11,140	3223720	\$1,600,000	01/11/23	\$143.63	HI-STRENGTH BOLT CO	I2	Warehouse	1	Y	
070	015	758020	440	2,268	3222158	\$610,000	12/20/22	\$268.96	H&R BLOCK/APARTMENT	CBPSO	Office Building	1	Y	
070	010	192305	9064	24,288	3220585	\$6,400,000	12/12/22	\$263.50	B&T WHOLESALE DISTRIBUTORS, INC.	IM	Warehouse	1	Y	
070	020	722950	30	1,724	3219164	\$2,500,000	11/30/22	\$1,450.12	MINIT LUBE	CA	Mini Lube	1	Y	
070	015	122304	9128	2,882	3218466	\$1,200,000	11/18/22	\$416.38	CATFISH CORNER EXPRESS/MULTI-TENANT RETAIL	CBPSO	Office Building	1	Y	
070	030	262304	9091	13,656	3217274	\$2,950,000	11/10/22	\$216.02	Color Craft	TUC-WP	Warehouse	1	Y	
070	030	352304	9071	26,674	3218773	\$6,500,000	11/10/22	\$243.68	GEORGETOWN HOME & GARDENS	TUC-WP	Warehouse	1	Y	
070	005	300	115	23,336	3216554	\$4,300,000	11/01/22	\$184.26	Pop! Gourmet Popcorn	C/LI	Warehouse	1	Y	

Improved Sales Calc for Area 070 with Sales Used

3/20/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	050	744400	101	5,100	3214132	\$1,650,000	10/12/22	\$323.53	B & B ELECTRIC	I1	Warehouse	1	Y	
070	005	336590	1035	15,657	3216305	\$9,012,329	10/05/22	\$575.61	The Great American Casino	C/LI	Restaurant/Lounge	1	Y	
070	010	182305	9079	13,833	3209405	\$6,788,579	08/26/22	\$490.75	WALGREENS DRUG STORE	CA	Retail Store	1	Y	
070	010	922890	25	2,919	3203259	\$800,000	08/01/22	\$274.07	THIRD PLACE PROFESSIONAL BLDG	CA	Office Building	1	Y	
070	020	784130	20	9,600	3201167	\$2,400,000	07/18/22	\$250.00	RETAIL	CD	Retail Store	1	Y	
070	020	182305	9236	5,445	3200479	\$1,580,000	07/12/22	\$290.17	OFFICE BUILDING	CA	Office Building	1	Y	
070	010	334040	2570	2,900	3199205	\$950,000	07/05/22	\$327.59	Pan Abode Cedar Homes	CA	Office Building	1	Y	
070	020	723150	1150	5,700	3198588	\$1,760,000	06/30/22	\$308.77	THE 212 OFFICE BUILDING	CD	Office Building	1	Y	
070	010	192305	9100	23,133	3195428	\$4,603,467	06/10/22	\$199.00	B&T WHOLESALE DISTRIBUTORS, INC.	IM	Warehouse	1	Y	
070	030	22340	42	33,825	3190456	\$10,100,000	05/18/22	\$298.60	PINCHIFF MECHANICAL.	TUC-WP	Warehouse	1	Y	
070	010	720	173	6,000	3192418	\$2,938,834	05/13/22	\$489.81	GOOD NEIGHBOR TIRE - RENTON POINT S	CA	Auto Showroom and Lot	2	Y	
070	010	720	173	6,000	3194050	\$2,475,793	05/10/22	\$412.63	GOOD NEIGHBOR TIRE - RENTON POINT S	CA	Auto Showroom and Lot	2	Y	
070	050	12204	9120	12,769	3187756	\$4,900,000	04/28/22	\$383.74	STERICYCLE	I2	Warehouse	1	Y	
070	030	22320	30	25,380	3187185	\$6,500,000	04/25/22	\$256.11	VIDEO ONLY	TUC-TOD	Retail(Discount)	1	Y	
070	050	775780	70	4,310	3185451	\$2,180,000	04/22/22	\$505.80	MJ SEATTLE AUTO SALES	I2	Industrial(Gen Purpose)	1	Y	
070	030	788880	580	45,779	3184411	\$15,550,000	04/15/22	\$339.68	FISERV	I2	Warehouse	1	Y	
070	040	640760	50	92,760	3182570	\$10,825,000	04/05/22	\$116.70	CAM INDUSTRIES	I1	Industrial(Gen Purpose)	1	Y	
070	030	22320	40	23,600	3181421	\$5,300,000	03/31/22	\$224.58	GENERAL BUILDERS SUPPLY INC.	TUC-TOD	Warehouse	1	Y	
070	030	788890	170	97,283	3179981	\$18,020,000	03/25/22	\$185.23	RIVERPOINT CORPORATE CENTER	C/LI	Office Building	2	Y	
070	030	352304	9123	15,452	3177964	\$3,611,368	03/10/22	\$233.72	TWIN PEAKS/MIZUKI BUFFETT RESTAURANTS	TUC-CC	Retail Store	1	Y	
070	030	788880	210	30,000	3176153	\$7,200,000	03/03/22	\$240.00	Quest	I2	Office Building	1	Y	
070	050	775980	23	5,810	3170761	\$1,295,000	01/21/22	\$222.89	Info Systems Inc.	I2	Office Building	1	Y	
070	030	262304	9083	10,258	3168817	\$2,500,000	01/12/22	\$243.71	US FOOD STOCKYARD	TUC-WP	Industrial(Heavy)	1	Y	

Improved Sales Calc for Area 070 with Sales Not Used

3/20/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	050	072205	9101	76,612	3264588	\$5,102,408	12/14/23	\$66.60	212TH ST PLAZA	I1	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
070	050	125370	0010	55,438	3231245	\$4,500,000	03/27/23	\$81.17	MECHANICAL PRODUCTS	I2	Industrial(Gen Pur	1	22	Partial interest (1/3, 1/2, etc.)
070	010	918800	0071	9,725	3225147	\$750,000	01/04/23	\$77.12	WASHINGTON TECHNICAL CENTER	IM	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
070	030	262304	9104	3,000	3216239	\$7,900,000	10/21/22	\$2,633.33	CHEVRON EXTRA MILE	TUC-RC	Conv Store with G	1	1	Personal property included
070	015	023100	0011	25,050	3209079	\$2,300,000	08/30/22	\$91.82	HOLY TEMPLE EVANGELISTIC CENTER	CBPSO	Grocery Store	2	2	1031 trade
070	010	132304	9087	71,057	3208325	\$11,104,000	08/26/22	\$156.27	RIVERTech CORPORATE CENTER	CO	Office Building	1	59	Bulk portfolio sale
070	020	722950	0030	1,724	3205469	\$900,000	08/15/22	\$522.04	MINIT LUBE	CA	Mini Lube	1	22	Partial interest (1/3, 1/2, etc.)
070	020	722950	0030	1,724	3205470	\$1,425,000	08/13/22	\$826.57	MINIT LUBE	CA	Mini Lube	1	4	Presale
070	050	012204	9043	26,848	3201301	\$4,450,000	07/06/22	\$165.75	TORO	I2	Warehouse	1	51	Related party, friend, or neighbor
070	050	122204	9014	18,258	3181407	\$5,316,119	03/31/22	\$291.17	POZZI BROS (TRANSIT WAREHOUSE)	I3	Warehouse	1	51	Related party, friend, or neighbor
070	030	262304	9024	25,814	3170962	\$5,050,000	01/28/22	\$195.63	LAZY BOY/PRO GOLF RETAIL	TUC-CC	Retail Store	1	51	Related party, friend, or neighbor

Vacant Sales Calc for Area 070 with Sales Used

3/20/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	020	000720	0168	6,000	3264994	\$500,000	12/21/23	\$83.33	VACANT COMMERCIAL LAND	CD	Vacant(Commerci	2	Y	
070	050	775780	0101	30,510	3264476	\$1,300,000	12/15/23	\$42.61	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y	
070	040	302305	9098	257,328	3258605	\$6,900,000	10/23/23	\$26.81	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	4	Y	
070	050	631500	0300	524,695	3244230	\$8,510,000	06/28/23	\$16.22	MARALCO ALUMINIUM - Contaminated land.	I3	Warehouse	1	Y	
070	030	022310	0040	80,500	3228140	\$8,600,000	02/24/23	\$106.83	PARK EAST BUILDING	TUC-TOD	Office Building	1	Y	
070	015	758020	0260	18,049	3224754	\$745,000	01/30/23	\$41.28	VACANT COMMERCIAL LAND	CBPSO	Vacant(Commerci	3	Y	
070	050	775780	0031	22,111	3222315	\$365,000	12/28/22	\$16.51	FERRELL'S FIRE EQUIPMENT	I2	Retail Store	1	Y	
070	020	722950	0065	23,256	3211220	\$685,000	09/23/22	\$29.45	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	2	Y	
070	020	722950	0065	23,256	3207246	\$690,000	08/15/22	\$29.67	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	2	Y	
070	010	922890	0045	19,742	3189100	\$1,200,000	05/06/22	\$60.78	LDS SOCIAL CENTER	CA	Church/Welfare/R	1	Y	
070	010	182305	9165	58,065	3182311	\$990,000	03/25/22	\$17.05	VACANT MFR LAND W/TEARDOWN	RM-F	Vacant(Multi-fami	1	Y	
070	050	775780	0122	151,589	3180980	\$2,011,680	03/21/22	\$13.27	VACANT INDUSTRIAL LAND W/TEARDOWN	I2	Vacant(Industrial)	1	Y	
070	010	000720	0123	15,007	3170895	\$1,100,000	01/26/22	\$73.30	APPLIANCE STORE	CA	Retail Store	2	Y	

Vacant Sales Calc for Area 070 with Sales Not Used

3/20/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Count	Ver. Code	Remarks
070	010	242304	9054	16,933	3235766	\$80,000	05/02/23	\$4.72	VACANT COMMERCIAL LAND	CO	Vacant(Commer	3	52	Statement to dor
070	050	887980	0190	186,050	3240507	\$75,000	02/10/23	\$0.40	VACANT INDUSTRIAL LAND	I1	Vacant(Industria	1	18	Quit claim deed
070	010	242304	9054	16,933	3221350	\$290,000	12/14/22	\$17.13	VACANT COMMERCIAL LAND	CO	Vacant(Commer	3	18	Quit claim deed
070	030	262304	9132	37,984	3215920	\$11,498	10/27/22	\$0.30	Midland Drive @ Southcenter	TUC-WP	Right of Way/Uti	1	67	Gov't to non-gov't
070	030	788890	0120	394,995	3194730	\$12,000	06/10/22	\$0.03	GLACIER BUSINESS PARK	C/LI	Warehouse	2	24	Easement or right-of-way
070	030	788890	0140	153,385	3191131	\$95,000	05/18/22	\$0.62	Bralco Metals	C/LI	Warehouse	1	24	Easement or right-of-way
070	010	182305	9234	14,400	3186489	\$48,059	04/19/22	\$3.34	MCDONALDS Secondary w/Primary on 9227	CA	Parking(Assoc)	1	63	Sale price updated by sales id group
070	030	788890	0150	52,521	3182938	\$17,000	04/06/22	\$0.32	SAYBOLT/INNOVISION CUISINE	C/LI	Industrial Park	1	24	Easement or right-of-way
070	030	788890	0164	146,768	3176227	\$90,000	03/01/22	\$0.61	THOMPSON TILE	C/LI	Industrial(Gen P	1	24	Easement or right-of-way
070	020	182305	9063	39,174	3177963	\$32,776	02/07/22	\$0.84	CAR CLUB INC	CA	Auto Showroom	1	24	Easement or right-of-way
070	020	182305	9067	23,300	3174585	\$30,798	02/03/22	\$1.32	VACANT COMMERCIAL LAND	CA	Restaurant/Loun	1	24	Easement or right-of-way
070	020	182305	9063	39,174	3174534	\$600,524	01/27/22	\$15.33	CAR CLUB INC	CA	Auto Showroom	1	24	Easement or right-of-way

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	000620	0001	GREEN RIVER	22306 RUSSELL RD S
70-50	000620	0002	VAN DOREN'S WEST	23028 RUSSELL RD S
70-50	000620	0004	VACANT INDUSTRIAL LAND	5400 RUSSELL RD S
70-50	000620	0005	VACANT INDUSTRIAL LAND	22300 RUSSELL RD S
70-50	000620	0018	VACANT INDUSTRIAL LAND	5400 RUSSELL RD S
70-50	000620	0020	VACANT INDUSTRIAL LAND	5400 RUSSELL RD S
70-50	000620	0021	Sysco Warehouse - Cold	22820 54TH AVE S
70-50	000620	0023	VACANT MFR LAND	5400 RUSSELL RD S
70-50	000620	0025	VACANT INDUSTRIAL LAND	25005 RUSSELL RD S
70-50	000620	0026	KENT II DISTRIBUTION	22619 54TH AVE S
70-50	000620	0027	VACANT INDUSTRIAL LAND	5400 RUSSELL RD S
70-50	000620	0032	VACANT INDUSTRIAL LAND	26002 RUSSELL RD S
70-50	000620	0034	VACANT INDUSTRIAL LAND	5400 RUSSELL RD S
70-50	000620	0038	OBERTO WAREHOUSE	22600 54TH AVE S
70-50	012204	9005	EVENT CENTER	19639 84TH AVE S
70-50	012204	9010	QUALA WASH	19929 77TH AVE S
70-50	012204	9012	CenterPoint Corporate Park -	20415 72ND AVE S
70-50	012204	9014	VACANT INDUSTRIAL LAND	20045 84TH AVE S
70-50	012204	9015	KENTWOOD BUSINESS PARK	20241 84TH AVE S
70-50	012204	9016	ODOM CORPORATION	20421 84TH AVE S
70-50	012204	9017	VACANT INDUSTRIAL LAND	7401 S 194TH ST
70-50	012204	9018	VACANT INDUSTRIAL LAND	7401 S 196TH ST
70-50	012204	9019	VACANT INDUSTRIAL LAND	20000 77TH AVE S
70-50	012204	9021	BOEING EMPLOYEES CREDIT	20610 68TH AVE S
70-50	012204	9022	WESTERN PROCESSING	7215 S 196TH ST
70-50	012204	9034	SEA4 IBX Data Center	6906 S 204TH ST
70-50	012204	9041	SPECIALTY METALS	8300 S 206TH ST
70-50	012204	9042	VACANT INDUSTRIAL LAND	19800 68TH AVE S
70-50	012204	9043	TORO	20224 80TH AVE S
70-50	012204	9045	VALLEY INDUSTRIAL PARK	8118 S 208TH ST
70-50	012204	9049	JH CARR AND SONS	8311 S 200TH ST
70-50	012204	9050	VM AUTO REPAIR	20435 84TH AVE S
70-50	012204	9053	LATITUDE CENTER	20038 68TH AVE S
70-50	012204	9055	STERNOFF BUILDING	8240 S 196TH ST
70-50	012204	9056	ROTTLER MANUFACTURING	8029 S 200TH ST
70-50	012204	9057	GTS INTERIOR SUPPLY	8212 S 196TH ST
70-50	012204	9061	HEXCEL	19819 84TH AVE S
70-50	012204	9062	SCAN DESIGN FURNITURE	7820 S 200TH ST
70-50	012204	9070	SUNSET FOUNDRY	8228 S 206TH ST
70-50	012204	9073	NELSON TRUCK	20063 84TH AVE S
70-50	012204	9076	DAVIS WIRE	19411 80TH AVE S
70-50	012204	9077	ERIKS	19845 78TH AVE S
70-50	012204	9078	VACANT INDUSTRIAL LAND	19600 76TH AVE S
70-50	012204	9079	VACANT INDUSTRIAL LAND	19400 76TH AVE S
70-50	012204	9080	PIKETON RESTAURANT	19611 84TH AVE S
70-50	012204	9081	KINGSPORT INDUSTRIAL	8051 S 198TH ST
70-50	012204	9085	KINGSPORT INDUSTRIAL	19801 78TH AVE S

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	012204	9088	WAREHOUSE (BLDG 3A)	19931 72ND AVE S
70-50	012204	9089	CHEVRON EXTRA MILE	19918 68TH AVE S
70-50	012204	9090	VACANT INDUSTRIAL LAND	20213 84TH AVE S
70-50	012204	9091	SUNBELT RENTALS	20213 84TH AVE S
70-50	012204	9093	VACANT INDUSTRIAL LAND	20201 84TH AVE S
70-50	012204	9095	SOUTH 200TH BUILDING	8028 S 200TH ST
70-50	012204	9097	KINGSPORT INDUSTRIAL	19641 81ST AVE S
70-50	012204	9098	KINGSPORT INDUSTRIAL	19613 81ST AVE S
70-50	012204	9099	KINGSPORT INDUSTRIAL	7850 S 196TH ST
70-50	012204	9100	KINGSPORT INDUSTRIAL	7620 S 196TH ST
70-50	012204	9101	GE CAPITAL MODULAR	20207 84TH AVE S
70-50	012204	9103	VACANT INDUSTRIAL LAND	7900 S 200TH ST
70-50	012204	9107	SOUTH SEATTLE AUTO	19620 76TH AVE S
70-50	012204	9110	CenterPoint Corporate Park -	6811 S 204TH ST
70-50	012204	9113	VACANT INDUSTRIAL LAND	WEST VALLEY HWY
70-50	012204	9114	3 WAREHOUSES	20017 72ND AVE S
70-50	012204	9117	VACANT INDUSTRIAL LAND	8202 S 200TH ST
70-50	012204	9118	AUTO REPAIR & PAINT SHOP	7415 S 206TH ST
70-50	012204	9119	VACANT INDUSTRIAL LAND	20200 80TH AVE S
70-50	012204	9120	STERICYCLE	20320 80TH AVE S
70-50	012204	9121	VACANT INDUSTRIAL LAND	19801 78TH AVE S
70-50	012204	9122	VACANT INDUSTRIAL LAND	72ND AVE S
70-50	012204	9123	ALSCO MANUFACTURING	6828 S 204TH ST
70-50	062205	9003	VACANT INDUSTRIAL LAND	19460 84TH AVE S
70-50	062205	9004	BEACON BUILDING	19130 84TH AVE S
70-50	062205	9005	WATKINS MOTOR LINES	19604 84TH AVE S
70-50	062205	9009	AMAZON FRESH	20202 84TH AVE S
70-50	062205	9010	NORTHWEST CORPORATE	20213 89TH AVE S
70-50	062205	9032	VALLEY FREEWAY	20435 84TH AVE S
70-50	062205	9039	CONDON JOHNSON &	9012 S 208TH ST
70-50	062205	9048	SCARSELLA BROS CONSTR	19440 84TH AVE S
70-50	062205	9050	H & E EQUIPMENT SERVICES	8810 S 208TH ST
70-50	062205	9060	VACANT INDUSTRIAL LAND	8404 S 196TH ST
70-50	062205	9064	CUSTOM CABINET, INC.	19642 84TH AVE S
70-50	062205	9076	BEACON PLUMBING	8605 S 192ND ST
70-50	062205	9081	MODULAR OFFICE BUILDING	19432 84TH AVE S
70-50	062205	9107	MASTER HALCO	19240 EAST VALLEY HWY S
70-50	062205	9108	AMERIGAS	19244 EAST VALLEY HWY S
70-50	062205	9109	VACANT INDUSTRIAL LAND	19414 84TH AVE S
70-50	062205	9110	VACANT INDUSTRIAL LAND	19412 84TH AVE S
70-50	062205	9111	FORWARD INTERMODEL	19424 84TH AVE S
70-50	062205	9112	GARAGE REPAIR	19422 84TH AVE S
70-50	062205	9120	GORDON	20606 84TH AVE S
70-50	062205	9125	WAREHOUSE DISTRIBUTION	8615 S 192ND ST
70-50	062205	9136	SCARSELLA BROTHERS	8404 S 196TH ST
70-50	062205	9165	MALCOLM DRILLING	8701 S 192ND ST
70-50	062205	9180	Prologis Business Park -	20009 85TH AVE S

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Geo Area	Major	Minor	PropName	AddrLine
70-50	062205	9181	Prologis Business Center -	20001 87TH AVE S
70-50	062205	9182	Prologis Business Park - Bldg	20208 87TH AVE S
70-50	062205	9183	PROLOGIS BUSINESS PARK -	20216 87TH AVE S
70-50	062205	9184	PROLOGIS BUSINESS PARK -	20208 87TH AVE S
70-50	072205	9009	SAAR - PIONEER CEMETERY	9100 S 212TH ST
70-50	072205	9010	NORTHWEST CORPORATE	8661 S 208TH ST
70-50	072205	9023	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	072205	9024	KENT EAST CORPORATE	21422 84TH AVE S
70-50	072205	9025	NORTH SKY	21320 84TH AVE S
70-50	072205	9026	ARCO AMPM	21214 84TH AVE S
70-50	072205	9049	WINCO FOOD STORE	21100 91ST PL SE
70-50	072205	9088	PS P&L SUB STATION	20810 84TH AVE S
70-50	072205	9093	ROMAINE ELECTRIC	8811 S 208TH ST
70-50	072205	9096	BIG FOOT JAVA & LINE	21110 84TH AVE S
70-50	072205	9097	Seattle Business Center bld S	8610 S 212TH ST
70-50	072205	9098	OLYMPIC MOUNTAIN	8655 S 208TH ST
70-50	072205	9100	Seattle Business Center Bld O	8621 S 208TH ST
70-50	072205	9101	212TH ST PLAZA	21218 84TH AVE S
70-50	072205	9102	PACIFIC BUSINESS PARK	8617 S 212TH ST
70-50	072205	9104	VACANT INDUSTRIAL LAND	21000 84TH AVE S
70-50	072205	9110	VACANT INDUSTRIAL LAND	8700 S 212TH ST
70-50	072205	9234	VACANT INDUSTRIAL LAND	88TH PL S
70-50	072205	9235	VACANT INDUSTRIAL LAND	89TH AVE S
70-50	102204	9016	VACANT INDUSTRIAL LAND	RUSSELL RD S
70-50	102204	9017	VACANT INDUSTRIAL LAND	20000 RUSSELL RD S
70-50	102204	9021	VACANT INDUSTRIAL LAND	22230 RUSSELL RD S
70-50	102204	9027	VACANT INDUSTRIAL LAND	22235 RUSSELL RD S
70-50	102204	9176	PARK, VAN DOREN'S	RUSSELL RD S
70-50	102204	9191	VACANT INDUSTRIAL LAND	22341 RUSSELL RD S
70-50	102204	9196	VACANT INDUSTRIAL LAND	21900 RUSSELL RD S
70-50	102204	9217	VACANT INDUSTRIAL LAND	RUSSELL RD S
70-50	112204	9005	VACANT INDUSTRIAL LAND	6300 S 212TH ST
70-50	112204	9006	STAR RENTALS	21216 64TH AVE S
70-50	112204	9009	KENT 64 DISTRIBUTION	21419 64TH AVE S
70-50	112204	9014	VACANT INDUSTRIAL LAND	21400 RUSSELL RD S
70-50	112204	9015	VACANT INDUSTRIAL LAND	21500 RUSSELL RD S
70-50	112204	9017	VACANT INDUSTRIAL LAND	21814 RUSSELL RD S
70-50	112204	9018	VACANT INDUSTRIAL LAND	21812 RUSSELL RD S
70-50	112204	9020	VACANT INDUSTRIAL LAND	21824 RUSSELL RD S
70-50	112204	9024	KENT WEST CORPORATE	21703 68TH AVE S
70-50	112204	9025	VACANT INDUSTRIAL LAND	64TH AVE S
70-50	112204	9026	VACANT INDUSTRIAL LAND	22000 64TH AVE S
70-50	112204	9027	VALLEY CORPORATE CENTER	22223 WEST VALLEY HWY S
70-50	112204	9032	SHELL FOOD MART/WENDY'S	6331 S 212TH ST
70-50	112204	9040	KENT CORPORATE PARK 216	6751 S 216TH ST
70-50	112204	9044	KENT CENTRE CORPORATE	22023 68TH AVE S
70-50	112204	9045	BENDER CCP	22131 68TH AVE S

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	112204	9049	ALDARRA CORPORATE PARK	21319 68TH AVE S
70-50	112204	9056	VACANT INDUSTRIAL LAND	RUSSELL RD S
70-50	112204	9058	ENTERPRISE TRUCK RENTAL	22201 68TH AVE S
70-50	112204	9059	VACANT INDUSTRIAL LAND	21600 WEST VALLEY HWY S
70-50	112204	9060	ALDARRA CORPORATE PARK	6412 S 216TH ST
70-50	112204	9064	VACANT INDUSTRIAL LAND	21901 RUSSELL RD S
70-50	112204	9065	LIFT PARTNERS WAREHOUSE	5801 S 212TH ST
70-50	112204	9066	ANIMAL CONTROL	21615 64TH AVE S
70-50	112204	9067	VACANT INDUSTRIAL LAND	21400 WEST VALLEY HWY S
70-50	112204	9073	VACANT INDUSTRIAL LAND	RUSSELL RD S
70-50	112204	9075	VACANT INDUSTRIAL LAND	22200 RUSSELL RD S
70-50	112204	9077	VACANT INDUSTRIAL LAND	21800 64TH AVE S
70-50	112204	9079	LAZY BOY WAREHOUSE	21214 66TH AVE S
70-50	112204	9080	warehouse	21318 64TH AVE S
70-50	112204	9081	ALDARRA CORPORATE PARK	6616 S 216TH ST
70-50	112204	9082	ASTRAL APARTMENTS	6329 S 212TH ST
70-50	112204	9083	VACANT INDUSTRIAL LAND	59TH PL S
70-50	112204	9084	VACANT INDUSTRIAL LAND	RUSSELL RD S
70-50	112204	9085	VACANT INDUSTRIAL LAND	21310 64TH AVE S
70-50	112204	9086	VACANT INDUSTRIAL LAND	21300 64TH AVE S
70-50	122204	9001	MCDONALDS	8320 S 212TH ST
70-50	122204	9002	VALLEY INDUSTRIAL PARK	7815 S 210TH ST
70-50	122204	9005	BLUE ORIGIN	21218 76TH AVE S
70-50	122204	9006	CHEVRON EXTRA MILE	8315 S 212TH ST
70-50	122204	9007	CRICKET BUILDING	21501 84TH AVE S
70-50	122204	9009	SOUTH SEATTLE AUTO	7418 S 212TH ST
70-50	122204	9012	WAREHOUSE-	6920 S 212TH ST
70-50	122204	9013	O'DONNELL BUSINESS PARK	21238 68TH AVE S
70-50	122204	9014	POZZI BROS (TRANSIT	21441 76TH AVE S
70-50	122204	9018	BLUE ORIGIN R & D	21601 76TH AVE S
70-50	122204	9019	BLUE ORIGIN LAND	22103 76TH AVE S
70-50	122204	9021	PENSKE	7210 S 224TH ST
70-50	122204	9024	ACTION EXPRESS/SAIA INC	22203 76TH AVE S
70-50	122204	9028	BUDGET RENT-A-CAR	22005 84TH AVE S
70-50	122204	9029	VACANT INDUSTRIAL LAND	7777 S 208TH ST
70-50	122204	9030	VACANT INDUSTRIAL LAND	7310 S 212TH ST
70-50	122204	9031	VACANT INDUSTRIAL LAND	7320 S 212TH ST
70-50	122204	9036	UNION BAY SPORTSWEAR	21216 72ND AVE S
70-50	122204	9037	LONG PAINTING	21414 68TH AVE S
70-50	122204	9038	PACIFIC BUSINESS PARK	7002 S 220TH ST
70-50	122204	9040	HI-STRENGTH BOLT CO	21257 84TH AVE S
70-50	122204	9044	76/CIRCLE K	21208 68TH AVE S
70-50	122204	9045	VACANT INDUSTRIAL LAND	S 212TH ST
70-50	122204	9048	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	122204	9049	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	122204	9050	CMPG SEATTLE INC.	7450 S 212TH ST
70-50	122204	9052	BUBBA'S TAVERN	21423 84TH AVE S

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Geo Area	Major	Minor	PropName	AddrLine
70-50	122204	9053	UNIVAR USA	8201 S 212TH ST
70-50	122204	9058	CALSON INDUSTRIES/EAGLE	7021 S 220TH ST
70-50	122204	9060	MILLCREEK DIST CTR - BLDG	21804 76TH AVE S
70-50	122204	9061	BOWERS OFFICE-WHSE	22203 72ND AVE S
70-50	122204	9062	S & G TRUCK SERVICE	7408 S 212TH ST
70-50	122204	9063	VACANT INDUSTRIAL LAND	S 212TH ST
70-50	122204	9065	VACANT INDUSTRIAL LAND	21409 84TH AVE S
70-50	122204	9067	NW HARVEST	22100 68TH AVE S
70-50	122204	9068	VACANT INDUSTRIAL LAND	20801 84TH AVE S
70-50	122204	9069	O'BRIEN SUBSTATION	22222 70TH AVE S
70-50	122204	9070	VACANT INDUSTRIAL LAND	23260 68TH AVE S
70-50	122204	9071	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	122204	9072	VACANT INDUSTRIAL LAND	7300 S 212TH ST
70-50	122204	9073	OFFICES	20811 84TH AVE S
70-50	122204	9074	VACANT INDUSTRIAL LAND	21550 72ND AVE S
70-50	122204	9075	warehouse	8220 S 212TH ST
70-50	122204	9077	MILLCREEK DIST CENTER -	21804 76TH AVE S
70-50	122204	9078	WAREHOUSE	7200 S 220TH ST
70-50	122204	9080	VACANT INDUSTRIAL LAND	S 212TH ST
70-50	122204	9082	DO RIGHT AUTO REPAIR	21225 84TH AVE S
70-50	122204	9084	BLUE ORIGIN	21255 76TH AVE S
70-50	122204	9085	VACANT INDUSTRIAL LAND	21213 76TH AVE S
70-50	122204	9086	VACANT INDUSTRIAL LAND	7401 S 212TH ST
70-50	122204	9087	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	122204	9088	WAREHOUSE	8022 S 212TH ST
70-50	122204	9090	VACANT INDUSTRIAL LAND	S 212TH ST
70-50	122204	9091	INTERNATIONAL LEASING	8108 S 212TH ST
70-50	122204	9092	CASTLE METALS	20826 WEST VALLEY HWY S
70-50	122204	9093	CASCADE COMMERCE PARK	6807 S 216TH ST
70-50	122204	9094	CMS AUTO GROUP	21235 84TH AVE S
70-50	122204	9095	SUPERIOR STEEL &	21229 84TH AVE S
70-50	122204	9096	KENT CORPORATE PARK	22342 68TH AVE S
70-50	122204	9097	POLYFORM U S LTD	7030 S 224TH ST
70-50	122204	9098	SEATTLE MARINE	7260 S 224TH ST
70-50	122204	9099	VACANT INDUSTRIAL LAND	7503 S 212TH ST
70-50	122204	9103	VACANT INDUSTRIAL LAND	77TH AVE S
70-50	122204	9104	VACANT INDUSTRIAL LAND	7418 S 212TH ST
70-50	122204	9107	UPS FREIGHT	8200 S 216TH ST
70-50	122204	9108	ESTES EXPRESS LINES	8130 S 216TH ST
70-50	122204	9109	METROPOLITAN	8106 S 216TH ST
70-50	122204	9110	EARL M. JORGENSEN CO.	22011 76TH AVE S
70-50	122204	9112	BRADLEE	21440 68TH AVE S
70-50	122204	9113	NORTHROP DISTRIBUTION	7050 S 216TH ST
70-50	122204	9114	KENT CORPORATE PARK 72	21409 72ND AVE S
70-50	122204	9116	CUMBERLAND INDUSTRIAL	22012 68TH AVE S
70-50	122204	9117	NORTHWEST DISTRIBUTION	21112 72ND AVE S
70-50	122204	9119	NORTHWEST DISTRIBUTION	20844 72ND AVE S

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Geo Area	Major	Minor	PropName	AddrLine
70-50	122204	9120	NORTHWEST DISTRIBUTION	7202 S 212TH ST
70-50	122204	9123	VACANT INDUSTRIAL LAND	21216 72ND AVE S
70-50	122204	9124	VACANT INDUSTRIAL LAND	21450 72ND AVE S
70-50	122204	9125	VACANT INDUSTRIAL LAND	21500 72ND AVE S
70-50	122204	9126	VACANT INDUSTRIAL LAND	22201 70TH AVE S
70-50	122204	9127	VACANT INDUSTRIAL LAND	21600 72ND AVE S
70-50	122204	9128	VACANT INDUSTRIAL LAND	21800 72ND AVE S
70-50	122204	9129	VACANT INDUSTRIAL LAND	21650 68TH AVE S
70-50	122204	9130	VACANT INDUSTRIAL LAND	21660 72ND AVE S
70-50	122204	9134	VACANT INDUSTRIAL LAND	22210 72ND AVE S
70-50	125370	0010	MECHANICAL PRODUCTS	8001 S 194TH ST
70-50	125370	0030	WORLDWIDE DISTRIBUTORS	8211 S 194TH ST
70-50	125370	0070	VITECH AMERICA	8247 S 194TH ST
70-50	125370	0090	URESCO CONSTRUCTION	8246 S 194TH ST
70-50	125370	0130	8030 BUILDING	8032 S 194TH ST
70-50	125370	0170	LIGHT BRIGADE	8039 S 192ND ST
70-50	125370	0200	MODULAR ARTS	8207 S 192ND ST
70-50	125370	0210	ALEKO PRODUCTS	8307 S 192ND ST
70-50	125370	0211	LITTLE DELI-MART	19253 84TH AVE S
70-50	125370	0420	KRUSTEAZ CONTINENTAL	7801 S 192ND ST
70-50	125370	0430	KRUSTEAZ CONTINENTAL	7851 S 192ND ST
70-50	125370	0440	SAN GERRANO FOODS	19255 80TH AVE S
70-50	125370	0450	WESTERN	7818 NE 194TH ST
70-50	125370	0500	VACANT INDUSTRIAL LAND	19301 80TH AVE S
70-50	125370	0510	VACANT INDUSTRIAL LAND	19300 80TH AVE S
70-50	132204	9003	CENTERPOINT WAREHOUSE	7650 S 228TH ST
70-50	132204	9007	HUNG SAN FOODS	22613 76TH AVE S
70-50	132204	9013	PARK 234	7040 S 234TH ST
70-50	132204	9041	VACANT INDUSTRIAL LAND	23400 72ND AVE S
70-50	132204	9042	VACANT INDUSTRIAL LAND	801 W JAMES ST
70-50	132204	9059	MILES SAND & GRAVEL	8045 S 228TH ST
70-50	132204	9062	234 DISTRIBUTION CENTER	6838 S 234TH ST
70-50	132204	9139	KENT 228	8001 S 224TH ST
70-50	132204	9155	MOHAWK INDUSTRIES	23400 71ST PL S
70-50	132204	9168	NEW SYSTEM LAUNDRY	8041 S 228TH ST
70-50	132204	9170	HOLMAN DIST CENTER	22434 76TH AVE S
70-50	132204	9173	PUGET SOUND ENERGY	22828 68TH AVE S
70-50	132204	9183	BALL CORPORATION	1220 2ND AVE N
70-50	132204	9191	VACANT INDUSTRIAL LAND	2310 74TH AVE S
70-50	132204	9192	KENT 228	8010 S 228TH ST
70-50	132204	9193	SEATTLE-TACOMA BOX CO	23400 71ST PL S
70-50	132204	9194	MCDONALD - KOMATSU	22431 83RD AVE S
70-50	132204	9199	VACANT INDUSTRIAL LAND	2302 74TH AVE S
70-50	132204	9205	WEST VALLEY BUSINESS	22405 72ND AVE S
70-50	132204	9206	KENT CORP PARK - BLDGS A	22402 72ND AVE S
70-50	132204	9207	KENT CORPORATE PARK -	22450 72ND AVE S
70-50	132204	9208	VACANT INDUSTRIAL LAND	72ND AVE S

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Geo Area	Major	Minor	PropName	AddrLine
70-50	132204	9209	VACANT INDUSTRIAL LAND	72ND AVE S
70-50	132204	9210	VACANT INDUSTRIAL LAND	72ND AVE S
70-50	132204	9212	VACANT INDUSTRIAL LAND	22600 83RD AVE S
70-50	132204	9217	PARK 76	22415 76TH AVE S
70-50	132204	9218	FLOFORM BUILDING	22441 76TH AVE S
70-50	132204	9219	VACANT INDUSTRIAL LAND	7418 S 228TH ST
70-50	132204	9229	MIDWEST MOTOR EXPRESS	7235 S 228TH ST
70-50	132204	9233	VACANT INDUSTRIAL LAND	72ND AVE S
70-50	132204	9339	DWF	7327 S 228TH ST
70-50	132204	9341	ARAMARK UNIFORM	7810 S 228TH ST
70-50	132204	9342	PACIFIC DETROIT DIESEL	7215 S 228TH ST
70-50	132204	9343	EQUIPMENT HOUSING	23188 68TH AVE S
70-50	132204	9356	ULTRAKOTE/PUGET SOUND	7820 S 228TH ST
70-50	132204	9357	TRI-WEST	7908 S 228TH ST
70-50	142204	9001	BRIDGE POINT KENT 300	6626 S 228TH ST
70-50	142204	9004	CONESTOGA WOOD	6122 S 228TH ST
70-50	142204	9006	PAWS N PALS DOGGIE	22815 WEST VALLEY HWY S
70-50	142204	9009	EAGLE SYSTEMS	5840 S 228TH ST
70-50	142204	9025	VACANT INDUSTRIAL LAND	5818 S 228TH ST
70-50	142204	9026	WAREHOUSE	5850 S 228TH ST
70-50	142204	9027	TANDEM ELECTRIC	5836 S 228TH ST
70-50	142204	9028	VACANT INDUSTRIAL LAND	5840 S 228TH ST
70-50	142204	9031	PACIFIC PROPELLER	5802 S 228TH ST
70-50	142204	9033	SOUND MFG	5820 S 228TH ST
70-50	142204	9034	LANDING CENTER AT VAN	22613 68TH AVE S
70-50	142204	9035	FED EX FREIGHT	6250 S 228TH ST
70-50	142204	9044	SHAW INDUSTRIES	22408 64TH AVE S
70-50	142204	9046	LANDING CENTER AT VAN	22405 68TH AVE S
70-50	142204	9048	VACANT INDUSTRIAL LAND	S 228TH ST
70-50	142204	9069	warehouse	6006 S 228TH ST
70-50	189570	0010	CenterPoint Corporate Park -	20819 72ND AVE S
70-50	189570	0020	CENTER POINT CORP. PARK	20809 72ND AVE S
70-50	189570	0030	CenterPoint Corporate Park -	20829 72ND AVE S
70-50	189570	0090	KENT 72 DISTRIBUTION	7008 S 212TH ST
70-50	331060	0005	SOUTH SEATTLE AUTO	19443 76TH AVE S
70-50	331060	0025	NORTHWARD BUSINESS	19305 72ND AVE S
70-50	331060	0100	VACANT INDUSTRIAL LAND	19056 72ND AVE S
70-50	331060	0166	NORTHWARD BUSINESS	19227 72ND AVE S
70-50	331060	0185	NORTH WARD BUSINESS	19308 68TH AVE S
70-50	331060	0250	WHSE & OFFICE	19430 68TH AVE S
70-50	331060	0260	NATIONAL SAFETY	6910 S 196TH ST
70-50	331060	0261	VACANT INDUSTRIAL LAND	6912 S 196TH ST
70-50	331060	0285	AUTO-CHLOR	6840 S 196TH ST
70-50	331060	0305	HYDRAULIC REPAIR &	6942 S 196TH ST
70-50	331060	0325	MACHINE & FABRICATION	7032 S 196TH ST
70-50	331060	0365	VACANT INDUSTRIAL LAND	72ND AVE S
70-50	331060	0370	VACANT INDUSTRIAL LAND	7116 S 196TH ST

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Geo Area	Major	Minor	PropName	AddrLine
70-50	331060	0375	VACANT INDUSTRIAL LAND	7130 S 196TH ST
70-50	331060	0385	VACANT INDUSTRIAL LAND	7130 S 196TH ST
70-50	331060	0425	SOUTH SEATTLE AUTO	19620 76TH AVE S
70-50	331900	0010	PUGET SOUND LAUNDRY	22247 76TH AVE S
70-50	331900	0015	VACANT INDUSTRIAL LAND	22239 76TH AVE S
70-50	331900	0020	NORTH AMERICAN	22239 76TH AVE S
70-50	382900	0005	VACANT INDUSTRIAL LAND	7113 S 196TH ST
70-50	382900	0007	GROVE TRUCK REPAIR	6915 S 196TH ST
70-50	382900	0008	CENTURY COMMERCE CTR -	19633 70TH AVE S
70-50	382900	0009	CENTURY COMMERCE	19644 70TH AVE S
70-50	382900	0010	CENTURY COMMERCE	7031 S 196TH ST
70-50	382900	0015	VACANT INDUSTRIAL LAND	7101 S 196TH ST
70-50	382900	0025	U S WEST	19616 68TH AVE S
70-50	382900	0030	INTERIOR LOGIC GROUP	6921 S 196TH ST
70-50	382900	0040	JOHN DEERE - TRUCK WASH	19600 68TH AVE S
70-50	382900	0055	PAPE MACHINERY	19808 68TH AVE S
70-50	382900	0065	MOTION & FLOW	19830 68TH AVE S
70-50	383000	0005	VACANT INDUSTRIAL LAND	8325 S 218TH ST
70-50	383000	0006	KIMBERLEE CLARK/BEST	22001 84TH AVE S
70-50	383000	0007	DAVIDA KIDNEY DIALYSIS	21851 84TH AVE S
70-50	383000	0014	HAPPY NAILS SALON	21731 84TH AVE S
70-50	383000	0015	BLUE ORIGIN	21701 84TH AVE S
70-50	383000	0020	GATOR SPORTS BAR	21609 84TH AVE S
70-50	383000	0021	VOLVO	8207 S 216TH ST
70-50	383000	0022	GREG'S JAPANESE AUTO	8301 S 216TH ST
70-50	383000	0023	VACANT INDUSTRIAL LAND	21525 84TH AVE S
70-50	383000	0030	VACANT INDUSTRIAL LAND	8201 S 216TH ST
70-50	383000	0035	ESTERLINE	8127 S 216TH ST
70-50	383000	0055	VACANT INDUSTRIAL LAND	8000 S 216TH ST
70-50	383000	0062	PUGET SOUND ENERGY	8001 S 212TH ST
70-50	383000	0063	ADVANCED	7845 S 212TH ST
70-50	383000	0064	INDUSTRIAL BUILDING	7855 S 212TH ST
70-50	383000	0070	VACANT INDUSTRIAL LAND	8000 S 218TH ST
70-50	383040	0000	KENT PAIR CONDOMINIUM	22227 76TH AVE S
70-50	383090	0040	SOUND MACHINE PRODUCTS	22645 76TH AVE S
70-50	383090	0050	ALEXANDER EXHIBITS	7440 S 228TH ST
70-50	383090	0060	EASY STONES	22601 76TH AVE S
70-50	383090	0065	INTERNATIONAL PAPER	1225 6TH AVE N
70-50	383090	0066	VACANT INDUSTRIAL LAND	1095 6TH AVE N
70-50	383090	0071	VACANT INDUSTRIAL LAND	1039 6TH AVE N
70-50	383090	0075	VACANT INDUSTRIAL LAND	1155 6TH AVE N
70-50	383090	0080	SUN TRAX LOGISTICS CRATE	1111 6TH AVE N
70-50	383090	0120	CANNON FISH COMPANY	1025 6TH AVE N
70-50	383090	0130	VACANT INDUSTRIAL LAND	6TH AVE N
70-50	383090	0140	DIAMOND LINE DELIVERY	1019 6TH AVE N
70-50	383090	0150	ALLIANCE FLOORS	1012 6TH AVE N
70-50	383090	0160	MIKRON	1034 6TH AVE N

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	383090	0165	VACANT INDUSTRIAL LAND	6TH AVE N
70-50	383090	0210	VALLEY MACHINE SHOP	1166 6TH AVE N
70-50	383090	0220	INTEGRA	1216 6TH AVE N
70-50	383090	0230	MOUNTAIN MAN NUT &	7509 S 228TH ST
70-50	383090	0250	GRAPHIC IMPRESSIONS	1217 N 4TH AVE
70-50	383090	0260	INDEPENDENT DEALER	1213 4TH AVE N
70-50	383090	0270	MOTOR OIL SUPPLY CO	1123 N 4TH AVE
70-50	383090	0280	BRUNDAGE BONE	1055 4TH AVE N
70-50	383090	0290	S & S WELDING	1031 N 4TH AVE
70-50	383090	0295	BENTON EQUIPMENT CO	1037 4TH AVE S
70-50	383090	0300	PCI	1036 N 4TH AVE
70-50	383090	0310	AERO NORTHWEST	1112 N 4TH AVE
70-50	383090	0320	PROCAST PROTECTIVE	1208 N 4TH AVE
70-50	383090	0330	BUYKEN METAL PRODUCTS	1216 N 4TH AVE
70-50	383090	0340	SICKLESTEEL CRANE INC	7625 S 228TH ST
70-50	383090	0360	HERMANSON CORP	1221 2ND AVE N
70-50	383090	0370	VACANT INDUSTRIAL LAND	1221 2ND AVE N
70-50	383090	0380	PRO CAST PROTECTIVE	1215 2ND AVE N
70-50	383090	0400	REXAM BEVERAGE CAN	1220 2ND AVE N
70-50	383090	0410	VACANT INDUSTRIAL LAND	7895 S 228TH ST
70-50	619540	0010	SERVICE BUILDING	6224 S 226TH ST
70-50	619540	0020	EXOTIC METALS	6102 S 226TH ST
70-50	619540	0040	EXOTIC METALS	6020 S 226TH ST
70-50	619540	0050	EXOTIC METALS ASSOCIATED	5800 S 226TH ST
70-50	619540	0060	EXOTIC METALS	5800 S 226TH ST
70-50	619540	0070	VAN DOREN LANDING	5710 S 226TH ST
70-50	619540	0090	LACROIS IND/ACCURUS	5416 S 226TH ST
70-50	619540	0100	WAREHOUSE	6329 S 226TH ST
70-50	619540	0110	KWL BUILDING	6329 S 226TH ST
70-50	619540	0150	SUPREME CORQ	5901 S 226TH ST
70-50	619540	0160	THREE SIGMAN MFG	22604 58TH PL S
70-50	619540	0170	NISSAN	22626 58TH PL S
70-50	619540	0180	INSULATION CONTRACTORS	22718 58TH PL S
70-50	619540	0220	EXOTIC METALS	5411 S 226TH ST
70-50	619540	0230	VACANT INDUSTRIAL LAND	64TH AVE S
70-50	631190	0000	O'BRIEN COMMERCE CENTER	7405 S 212TH ST
70-50	631440	0020	CENTRAL PRE-MIX INC	20609 77TH AVE S
70-50	631440	0021	VACANT INDUSTRIAL LAND	20831 77TH AVE S
70-50	631440	0080	VACANT INDUSTRIAL LAND	7351 S 206TH ST
70-50	631440	0100	WAREHOUSE ASSOCIATED	20670 72ND AVE S
70-50	631440	0101	NORTH FIRE STATION	20676 72ND AVE S
70-50	631440	0120	CARPENTERS HALL	20424 72ND AVE S
70-50	631440	0121	GREENRIVER CORPORATE	20416 72ND AVE S
70-50	631440	0140	MUTUAL MATERIALS	7414 S 206TH ST
70-50	631440	0200	INDUSTRIAL SERVICES	20245 77TH AVE S
70-50	631440	0240	VACANT INDUSTRIAL LAND	7350 S 206TH ST
70-50	631500	0040	DUKE REALTY KENT 202ND	20231 S 202ND ST

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	631500	0102	GREENRIVER CORPORATE	20206 72ND AVE S
70-50	631500	0120	GREENRIVER CORPORATE	20112 72ND AVE S
70-50	631500	0124	VACANT INDUSTRIAL LAND	20000 72ND AVE S
70-50	631500	0125	VACANT INDUSTRIAL LAND	2000 72ND AVE S
70-50	631500	0140	VACANT INDUSTRIAL LAND	7400 S 202ND ST
70-50	631500	0141	VACANT INDUSTRIAL LAND	20001 76TH AVE S
70-50	631500	0145	VACANT INDUSTRIAL LAND	20007 76TH AVE S
70-50	631500	0150	VACANT INDUSTRIAL LAND	S 202ND ST
70-50	631500	0219	VACANT INDUSTRIAL LAND	7700 S 202ND ST
70-50	631500	0250	PNW EQUIPMENT INC.	7701 S 200TH ST
70-50	631500	0251	VACANT INDUSTRIAL LAND	7816 S 202ND ST
70-50	631500	0252	VACANT INDUSTRIAL LAND	7701 S 200TH ST
70-50	631500	0253	PUGET SOUND PIPE WHSE	7816 S 202ND ST
70-50	631500	0260	VACANT INDUSTRIAL LAND	7800 S 202ND ST
70-50	631500	0280	PRIME WINE & SPIRITS	7848 S 202ND ST
70-50	631500	0281	PACIFIC PRIDE - VACANT	20007 80TH AVE S
70-50	631500	0284	CENTURY BLDG - Econ	20021 80TH AVE S
70-50	631500	0285	VACANT INDUSTRIAL LAND	20021 80TH AVE S
70-50	631500	0300	MARALCO ALUMINIUM -	7730 S 202ND ST
70-50	631500	0301	YOUNG OCEAN	20233 80TH AVE S
70-50	631500	0350	VACANT INDUSTRIAL LAND	7701 S 202ND ST
70-50	631500	0360	KNIGHT TRANSPORTATION	7800 S 206TH ST
70-50	631500	0380	WALDIN OPTICAL	20411 80TH AVE S
70-50	631500	0381	VACANT INDUSTRIAL LAND	7830 S 206TH ST
70-50	631500	0400	VACANT INDUSTRIAL LAND	20455 80TH AVE S
70-50	631500	0420	WAREHOUSE	7822 S 208TH ST
70-50	631500	0421	ARCHER CONST/A&R	7855 S 206TH ST
70-50	631500	0422	TEREX SERVICES	7829 S 206TH ST
70-50	631500	0440	SUDDATH RELOCATION SYS	7819 S 206TH ST
70-50	631500	0460	HAULAWAY STORAGE	7808 S 208TH ST
70-50	744400	0100	VACANT INDUSTRIAL LAND	22040 68TH AVE S
70-50	744400	0101	B & B ELECTRIC	22114 68TH AVE S
70-50	775780	0010	RAMADA INN - KENT	22318 84TH AVE S
70-50	775780	0015	VACANT INDUSTRIAL LAND	84TH AVE S
70-50	775780	0020	PARK 222	8419 S 222ND ST
70-50	775780	0021	APPLIED HANDLING AND	8429 S 222ND ST
70-50	775780	0031	FERRELL'S FIRE EQUIPMENT	8420 S 222ND ST
70-50	775780	0034	ABC SUPPLY INC	8528 S 222ND ST
70-50	775780	0035	CADY CREMATORIUM	8418 S 222ND ST
70-50	775780	0044	APPLIED INDUSTRIAL	22030 84TH AVE S
70-50	775780	0050	VACANT MFR LAND	22000 84TH AVE S
70-50	775780	0060	KENT GARDENS	21926 84TH AVE S
70-50	775780	0070	MJ SEATTLE AUTO SALES	21814 84TH AVE S
70-50	775780	0071	FASTENOL	21904 84TH AVE S
70-50	775780	0072	PC CASINGS	21838 84TH AVE S
70-50	775780	0073	VACANT MFR LAND	21722 84TH AVE S
70-50	775780	0074	4 PLEX - ZHOU	21902 84TH AVE S

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	775780	0080	BOBCAT WEST	8445 S 218TH ST
70-50	775780	0090	RETAIL/MFG BLDG	21702 84TH AVE S
70-50	775780	0091	VACANT INDUSTRIAL LAND	21430 84TH AVE S
70-50	775780	0092	BUS CHARTER CO	8602 S 218TH ST
70-50	775780	0094	SUMMER BREEZE WINDOW	21628 84TH AVE S
70-50	775780	0100	CORVI BUILDING	21620 84TH AVE S
70-50	775780	0101	VACANT INDUSTRIAL LAND	8425 S 216TH ST
70-50	775780	0102	VACANT INDUSTRIAL LAND	21404 84TH AVE S
70-50	775780	0110	NESS CRANES	8612 S 218TH ST
70-50	775780	0115	VACANT INDUSTRIAL LAND	21416 84TH AVE S
70-50	775780	0120	ENTRY SYSTEM INC.	8605 S 218TH ST
70-50	775780	0122	VACANT INDUSTRIAL LAND	8619 S 218TH ST
70-50	775780	0130	ANDERSON CENTER	8602 S 222ND ST
70-50	775780	0140	PUBLIC STORAGE	8611 S 222ND ST
70-50	775780	0150	A1 DOORS	8711 S 222ND ST
70-50	775780	0155		
70-50	775780	0160	PACIFIC NW EQUIPMENT	S 222ND ST
70-50	775780	0170	OLSEN ELECTRIC	21829 88TH PL S
70-50	775780	0171	TITAN BUILDING	8801 S 218TH ST
70-50	775780	0180	KENT EAST CORPORATE	21326 85TH AVE S
70-50	775780	0183	UNITED VAN LINES	21620 88TH PL S
70-50	775780	0200	VACANT INDUSTRIAL LAND	21850 88TH PL S
70-50	775780	0201	ARH & ASSOCIATES	8807 S 218TH ST
70-50	775780	0204	PUGET SOUND LIFT TRUCK	21850 88TH PL S
70-50	775780	0206	VACANT INDUSTRIAL LAND	8805 S 218TH ST
70-50	775780	0208	EVERGOING PRODUCTS	8803 S 218TH ST
70-50	775780	0210	VACANT INDUSTRIAL LAND	S 222ND ST
70-50	775780	0250	VACANT INDUSTRIAL LAND	8851 S 218TH ST
70-50	775780	0251	VACANT INDUSTRIAL LAND	8853 S 218TH ST
70-50	775980	0010	COMFORT INN - KENT	22311 84TH AVE S
70-50	775980	0020	GOLDEN KENT MOTEL	22203 84TH AVE S
70-50	775980	0021	VACANT INDUSTRIAL LAND	S 222ND ST
70-50	775980	0022	J P FRANCIS & ASSOC	8223 S 222ND ST
70-50	775980	0023	INFO SYSTEMS INC	8209 S 222ND ST
70-50	775980	0030	VACANT INDUSTRIAL LAND	8310 S 222ND ST
70-50	775980	0031	TACOMA SCREW PRODUCT	22123 84TH AVE S
70-50	775980	0032	SEATTLE PRECISION	8210 S 222ND ST
70-50	775980	0033	MCC MOTORS & CONTROLS	8030 S 222ND ST
70-50	775980	0035	VACANT INDUSTRIAL LAND	8032 S 222ND ST
70-50	775980	0040	LES SCHWAB TIRE CENTERS	22101 84TH AVE S
70-50	775980	0050	LIQUID AIR CORP	8008 S 222ND ST
70-50	775980	0090	DAVID MOWAT	8021 S 222ND ST
70-50	775980	0100	HEMANSON INDUSTRIES	8011 S 222ND ST
70-50	775980	0110	EAST VALLEY AUTO REPAIR	8005 S 222ND ST
70-50	775980	0120	PACIFIC METER EQUIIPENT	8001 S 222ND ST
70-50	775980	0130	HOLMAN DISTRIBUTION	22408 76TH AVE S
70-50	775980	0150	MILLCREEK DISTRIBUTION	22114 76TH AVE S

AREA 70 PHYSICAL INSPECTION 2024

Geo Area	Major	Minor	PropName	AddrLine
70-50	775980	0170	REPUBLIC SERVICES	22010 76TH AVE S
70-50	872755	0000	21817 88TH PLACE SOUTH	21817 88TH PL S
70-50	883480	0010	CLASSIC ASSESSORIES BLDG	22640 WEST VALLEY HWY S
70-50	883480	0020	CLASSIC ACCESSORIES - BLDG	22647 72ND AVE S
70-50	883480	0050	DAVIS COMMERCE CENTER	22703 72ND AVE S
70-50	883480	0070	INLAND GRANITE	7240 S 227TH PL
70-50	883480	0080	WURTH LEWIS & COMPANY	7250 S 227TH PL
70-50	883480	0090	AZTEC IMPORTS	7250 S 228TH ST
70-50	883480	0095	VACANT INDUSTRIAL LAND	S 227TH PL
70-50	883480	0100	SKI'S PAINTING	7235 S 227TH PL
70-50	883480	0110	KELLEY'S IMAGING SYSTEMS	22710 72ND AVE S
70-50	886700	0005	RESTORATION MGMT CO	21120 77TH AVE S
70-50	886700	0010	VACANT INDUSTRIAL LAND	77TH AVE S
70-50	886700	0025	VACANT INDUSTRIAL LAND	77TH AVE S
70-50	886700	0035	NORTHWEST LININGS	20824 77TH AVE S
70-50	886700	0045	PILCHUCK CONTRACTING	20848 77TH AVE S
70-50	886700	0106	LEISURE SUPPLY	21017 77TH AVE S
70-50	886700	0109	SFR ON INDUSTRIAL LAND	7600 S 212TH ST
70-50	886700	0110	VACANT INDUSTRIAL LAND	21101 77TH AVE S
70-50	886700	0111	PLATT ELECTRIC	7604 S 212TH ST
70-50	886700	0116	ZEP MANUFACTURING	21019 77TH AVE S
70-50	886700	0117	VACANT INDUSTRIAL LAND	77TH AVE S
70-50	886700	0123	VACANT INDUSTRIAL LAND	7616 S 212TH ST
70-50	886700	0124	212TH AUTOMOTIVE	7616 S 212TH ST
70-50	887980	0010	PATTERSON DENTAL SUPPLY	6419 S 228TH ST
70-50	887980	0030	VACANT INDUSTRIAL	6623 S 228TH ST
70-50	887980	0035	NORTHWEST PUMP	22914 64TH AVE S
70-50	887980	0040	C R LAURENCE	23000 64TH AVE S
70-50	887980	0050	ROTARY OFFSET PRESS	6600 S 231ST ST
70-50	887980	0060	PARK WEST	23206 66TH AVE S
70-50	887980	0090	VAN DOREN'S OFFICE PLAZA	6703 S 234TH ST
70-50	887980	0100	QWEST COMMUNICATIONS	23315 66TH AVE S
70-50	887980	0110	FLOW INTERNATIONAL	23430 64TH AVE S
70-50	887980	0130	SEKO LOGISTICS/PAULA'S	23119 66TH AVE S
70-50	887980	0150	WEST COAST PAPER	23200 64TH AVE S
70-50	887980	0190	VACANT INDUSTRIAL LAND	68TH AVE S

Improved Sales Calc for Area 075 with Sales Used

4/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	769844	0010	0	3210903	\$4,000,000	09/08/22	\$0.00	7800 PLAZA CONDOMINIUM	TC	Condominium(Mix	1	Y	
075	020	092405	9142	3,128	3095182	\$2,770,000	01/20/21	\$885.55	Fast Formula 1	CB	Mini Lube	1	Y	
075	020	102405	9123	63,351	3157065	\$29,350,000	11/05/21	\$463.29	DELPHI BLDG	OLB2	Office Building	1	Y	
075	020	112405	9007	191,837	3128673	\$78,000,000	06/24/21	\$406.60	SUNSET VILLAGE SHOPPING CENTER & TOYOTA OF	CB	Shopping Ctr(Nght	2	Y	
075	020	545330	0230	32,129	3159573	\$15,425,000	11/19/21	\$480.10	BIOCONTROL SYSTEMS	O	Office Building	1	Y	
075	035	022405	9023	4,496	3234136	\$2,800,000	04/19/23	\$622.78	ROBINSWOOD PROFESSIONAL CENTER	PO	Office Building	1	Y	
075	035	883990	0246	1,303	3259234	\$1,820,000	10/29/23	\$1,396.78	SHAMROCK MONTESSORI	PO	Daycare Center	1	Y	
075	040	172305	9074	2,970	3167033	\$1,375,000	12/30/21	\$462.96	CHINESE VILLAGE RESTAURANT	CA	Restaurant/Loung	1	Y	
075	040	182305	9150	8,244	3238150	\$1,745,000	05/16/23	\$211.67	CARPENTERS LOCAL 1797	UC	Office Building	1	Y	
075	040	182305	9198	15,023	3165161	\$2,500,000	12/15/21	\$166.41	WHSE/ OFFICE BUILDING (ASSOC W/9206)	UC	Industrial(Gen Pur	2	Y	
075	040	334210	1395	6,304	3097098	\$1,250,000	01/07/21	\$198.29	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/R	2	Y	
075	040	334210	1395	6,304	3111651	\$1,350,000	04/14/21	\$214.15	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/R	2	Y	
075	040	334330	0642	2,620	3155164	\$1,000,050	10/22/21	\$381.70	Retail Store, Apt & Storage	R-6	Retail Store	1	Y	
075	040	334330	1140	17,240	3152821	\$4,700,000	10/18/21	\$272.62	44 RENTON SHOPPING & OFFICE CENTER	CA	Retail Store	1	Y	
075	040	334570	0060	16,140	3141380	\$2,500,000	08/24/21	\$154.89	J&M Machine Warehouse	CA	Industrial(Gen Pur	1	Y	
075	040	722400	0240	1,715	3137582	\$700,000	08/02/21	\$408.16	OFFICE BUILDING	R-10	Office Building	1	Y	
075	040	722400	0730	3,064	3258346	\$955,000	10/20/23	\$311.68	FARMERS INSURANCE (SFR CONVERSION)	CA	Single Family(C/I Z	1	Y	
075	060	032305	9012	3,108	3215953	\$1,000,000	10/26/22	\$321.75	NORTHWESTY AUTO REPAIR	CA	Service Building	1	Y	
075	060	032305	9283	5,357	3127000	\$1,575,000	06/17/21	\$294.01	CCI Building	CA	Office Building	1	Y	
075	060	042305	9095	16,723	3207936	\$6,400,000	09/01/22	\$382.71	RITE AID (RENTON HIGHLANDS)	CV	Retail Store	1	69	Net Lease Sale; not in ratio
075	060	042305	9145	2,550	3224075	\$800,000	01/20/23	\$313.73	SUNSET PET CLINIC	CV	Vet/Animal Contrc	1	Y	
075	060	042305	9181	1,475	3200711	\$450,000	07/07/22	\$305.08	HIGHLAND VETERINARY HOSPITAL	RM-F	Vet/Animal Contrc	1	Y	
075	060	102305	9303	9,279	3222694	\$2,800,000	12/27/22	\$301.76	HIGHLAND EAST CENTER	CA	Retail Store	1	Y	
075	060	516970	0129	2,370	3149592	\$520,000	10/01/21	\$219.41	OFFICE BUILDING (Converted SFR)	CA	Office Building	1	Y	
075	060	722750	0620	9,462	3193985	\$2,000,000	06/01/22	\$211.37	LINE RETAIL (ASSOC W/0625)	CV	Retail Store	2	Y	
075	065	008800	0651	1,636	3223011	\$570,000	01/04/23	\$348.41	CASCADES AUTO REPAIR	R-8	Service Building	1	Y	
075	065	202305	9126	3,960	3109311	\$1,125,000	04/01/21	\$284.09	MEDICAL CLINIC	CA	Medical/Dental Of	1	Y	
075	065	232305	9029	4,296	3155990	\$4,750,000	10/26/21	\$1,105.68	VALLEY VIEW MHP (45 PADS + DUPLEX+ GAR; 40 S	R-8	Mobile Home Park	1	Y	
075	065	232305	9210	25,372	3156417	\$15,000,000	11/03/21	\$591.20	CEDAR RIVER STATION	CA	Retail(Line/Strip)	2	Y	
075	065	247330	0070	4,470	3128002	\$1,340,000	06/24/21	\$299.78	3 Res Units, Office, and 4 Storage Units	O	Apartment(Mixed	1	Y	
075	065	247390	0020	16,892	3130832	\$7,200,000	06/30/21	\$426.24	RITE AID (FAIRWOOD STORE)	CB	Retail Store	1	69	Net Lease Sale; not in ratio
075	065	247390	0020	16,892	3222030	\$7,590,000	12/28/22	\$449.33	RITE AID (FAIRWOOD STORE)	CB	Retail Store	1	69	Net Lease Sale; not in ratio
075	065	312305	9006	32,627	3166251	\$10,800,000	12/13/21	\$331.01	PACIFIC MEDICAL CENTER RENTON	CO	Medical/Dental Of	4	Y	
075	065	312305	9025	4,174	3222126	\$1,625,000	12/12/22	\$389.31	EYE TO EYE OPTICAL & DUPLEX	CO	Medical/Dental Of	1	Y	
075	065	512690	0505	3,175	3233241	\$1,210,000	04/11/23	\$381.10	HUMBLE OFFICE BUILDING	CN	Office Building	1	Y	
075	065	761680	0030	16,837	3187282	\$8,350,000	04/28/22	\$495.93	MEDICAL OFFICE BUILDING (ASSOC W/0040, 0170)	CO	Medical/Dental Of	3	Y	

Improved Sales Calc for Area 075 with Sales Used

4/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	070	152306	9039	7,722	3187333	\$1,450,000	04/30/22	\$187.78	OFFICE BUILDING	NB	Office Building	1	Y	
075	070	165650	0045	2,378	3157393	\$455,000	11/05/21	\$191.34	RESIDENCE	NB	Single Family(C/I Z	1	Y	
075	070	165650	0070	6,524	3224840	\$1,315,000	01/30/23	\$201.56	LIMOUSINE PARKING GARAGE	NB	Warehouse	2	Y	
075	070	292306	9027	3,830	3167364	\$500,000	01/03/22	\$130.55	GARAGES (ASSOC W/302306-9019)	RA2.5	Service Building	2	Y	

Improved Sales Calc for Area 075 with Sales Not Used

4/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	531510	1076	8,340	3092654	\$4,200,000	01/04/21	\$503.60	QWest Warehouse	TC	Utility, Public	1	18	Quit claim deed
075	010	531510	1235	1,168	3176197	\$660,000	02/18/22	\$565.07	TULLY'S COFFEE SHOP	TC	Restaurant(Fast Food)	1	63	Sale price updated by sales id group
075	010	531510	1235	1,168	3186080	\$660,000	04/07/22	\$565.07	TULLY'S COFFEE SHOP	TC	Restaurant(Fast Food)	1	63	Sale price updated by sales id group
075	010	860440	0100	581	3194127	\$10	05/25/22	\$0.02	THOMAS CENTER CONDOMINIUM	TC	Condominium(Office)	1	18	Quit claim deed
075	010	860440	0110	514	3194134	\$10	05/25/22	\$0.02	THOMAS CENTER CONDOMINIUM	TC	Condominium(Office)	1	18	Quit claim deed
075	020	132405	9109	19,990	3210276	\$11,000,000	09/16/22	\$550.28	FRENCH IMMERSION SCHOOL OF WASHIN	R-20	School(Private)	1	44	Tenant
075	020	142405	9049	12,771	3162856	\$900,000	12/08/21	\$70.47	EASTGATE CONGREGATIONAL CHURCH	R-5	Church/Welfare/Relig Srvc	1	15	No market exposure
075	020	162405	9057	41,500	3121388	\$445,500	05/26/21	\$10.73	NEWPORT COVENANT CHURCH	R-5	Church/Welfare/Relig Srvc	2	24	Easement or right-of-way
075	020	220050	0510	3,223	3221215	\$5,750,000	12/15/22	\$1,784.05	KOREAN RESTAURANT	NMU	Restaurant/Lounge	1	46	Non-representative sale
075	020	220150	0005	16,134	3244636	\$140,119	06/21/23	\$8.68	Eastgate Bible CHURCH	R-5	Church/Welfare/Relig Srvc	1	52	Statement to dor
075	020	220150	1065	3,840	3229201	\$2,000,000	03/09/23	\$520.83	SUMMERSET SENIOR LIVING	R-5	Group Home	1	1	Personal property included
075	035	331650	0295	5,187	3218894	\$8,000,000	11/17/22	\$1,542.32	NEW HOPE MINISTRIES	R-1.8	Church/Welfare/Relig Srvc	1	64	Sales/leaseback
075	035	352505	9047	30,802	3169366	\$18,500,000	12/28/21	\$600.61	JEWISH DAY SCHOOL	R-1.8	School(Private)	2	64	Sales/leaseback
075	040	172305	9118	4,600	3249001	\$912,000	07/07/23	\$198.26	RPD BMW	CA	Service Building	1	22	Partial interest (1/3, 1/2, etc.)
075	040	172305	9129	2,976	3249000	\$1,009,154	07/07/23	\$339.10	SUNSET CARS	CA	Auto Showroom and Lot	2	22	Partial interest (1/3, 1/2, etc.)
075	040	212405	9052	0	3102347	\$2,500	02/21/21	\$0.00	PUGET POWER SUBSTATION	R-1	Utility, Public	1	24	Easement or right-of-way
075	040	212405	9067	2,400	3108995	\$699,200	03/09/21	\$291.33	JAX DOG DROP	NB	Retail Store	1	11	Corporate affiliates
075	040	292405	9002	233,630	3196991	\$80,000	06/07/22	\$0.34	QUENDALL TERMINALS	COR	Industrial(Heavy)	3	24	Easement or right-of-way
075	040	334210	1395	6,304	3111277	\$1,100,000	04/13/21	\$174.49	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/Relig Srvc	2	46	Non-representative sale
075	040	418230	0080	1,285	3223126	\$90,000	01/09/23	\$70.04	LANE HANGAR CONDOMINIUM	IM	Air Terminal and Hangars	1	46	Non-representative sale
075	040	606125	0020	23,330	3164114	\$23,000,000	12/14/21	\$985.86	NEWCASTLE COMMONS	MU-R	Retail(Line/Strip)	2	15	No market exposure
075	060	518210	0039	3,000	3176870	\$242,367	03/03/22	\$80.79	Van's Auto Repair	CA	Service Building	1	18	Quit claim deed
075	065	202305	9068	9,352	3220623	\$3,785,000	12/14/22	\$404.73	LIVING CHRISTIAN HOPE FELLOWSHIP	R-8	Church/Welfare/Relig Srvc	2	17	Non-profit organization
075	065	302305	9073	88,379	3233147	\$660	03/08/23	\$0.01	TALBOT HILL ELEMENTARY SCHOOL	R-8	School(Public)	1	24	Easement or right-of-way
075	065	322305	9201	2,100	3163340	\$250,000	11/12/21	\$119.05	PIZZA HUT AND PET GROOMING	CA	Retail Store	1	51	Related party, friend, or neighbor
075	065	322305	9237	1,440	3256572	\$1,300	09/22/23	\$0.90	76 GAS STATION AND FOOD MART	CA	Conv Store with Gas	1	68	Non-gov't to gov't
075	065	512690	0326	4,756	3187679	\$995,000	04/13/22	\$209.21	CEDAR RIVER MARKET	CN	Grocery Store	1	15	No market exposure
075	065	662340	0232	8,052	3141413	\$881,000	08/18/21	\$109.41	JOHNSONS WELL DRILLING	R-14	Warehouse	1	12	Estate administrator, guardian, or e

Vacant Sales Calc for Area 075 with Sales Used

4/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant(Fast Food)	1	Y	
075	010	545230	0156	19,169	3221842	\$3,300,000	12/20/22	\$172.15	MERCER PARK PROF BLDG	MF-2	Medical/Dental Office	1	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUNT)	TC	Service Building	4	Y	
075	020	092405	9052	13,426	3221909	\$2,836,025	12/20/22	\$211.23	TACO BELL	CB	Restaurant(Fast Food)	1	Y	
075	020	092405	9191	35,288	3246048	\$5,000,000	07/12/23	\$141.69	SHELL STATION-PARKING ASSOC -9182	CB	Parking(Assoc)	2	69	Net Lease Sale; not in ratio
075	020	128359	0030	159,554	3239693	\$18,000,000	05/30/23	\$112.81	WASHINGTON DEPT OF ECOL	OLB2	Office Building	1	Y	
075	020	244270	0010	47,858	3256364	\$7,800,000	09/29/23	\$162.98	BIG 5 SPORTING GOODS	F1	Retail Store	1	Y	
075	035	352505	9061	379,852	3263326	\$5,710,000	12/06/23	\$15.03	VACANT LAND	R-10	Vacant(Commercial)	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	060	042305	9063	261,755	3244353	\$10,300,000	06/29/23	\$39.35	VACANT	RM-F	Vacant(Commercial)	5	Y	
075	060	042305	9063	283,313	3266765	\$17,000,000	01/08/24	\$60.00	VACANT	RM-F	Vacant(Commercial)	7	Y	2024 Sale
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Use Development)	CA	Single Family(Res Use/Z	1	Y	
075	060	102305	9068	24,095	3235581	\$1,200,000	04/28/23	\$49.80	SFR Teardown (Listed For Sale as Mixed Use Development)	CA	Vacant(Commercial)	1	Y	
075	065	202305	9119	79,589	3214083	\$625,000	10/12/22	\$7.85	VACANT LAND	R-14	Vacant(Commercial)	2	Y	

Vacant Sales Calc for Area 075 with Sales Not Used

4/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	020	700010	0210	466,142	3161626	\$40,000	11/05/21	\$0.09	VACANT LAND - OPEN USE	R-1	Vacant(Commerci	1	24	Easement or right-of-way
075	040	082305	9191	336,992	3248021	\$8,800,000	06/02/23	\$26.11	PUGET SOUND ENERGY- OPERATING PROPER	UC	Right of Way/Utili	1	46	Non-representative sale
075	040	088661	0070	220,673	3172769	\$4,500,000	02/09/22	\$20.39	VACANT COMMERCIAL LAND	UC	Vacant(Commerci	1	74	Contamination
075	040	334210	3468	37,380	3269051	\$140,000	02/02/24	\$3.75	VACANT PARCEL	CN	Vacant(Commerci	1		2024 Sale
075	040	334450	0365	40,765	3178802	\$300,000	03/17/22	\$7.36	VACANT LAND	RM-F	Vacant(Multi-fami	2	46	Non-representative sale
075	060	042305	9063	134,579	3192166	\$760,000	05/23/22	\$5.65	VACANT	RM-F	Vacant(Commerci	2	46	Non-representative sale
075	060	366450	0231	1,758	3222765	\$4,800	01/03/23	\$2.73	SEG FROM 36645002400	R4	Vacant(Single-fam	1	24	Easement or right-of-way
075	060	722780	1785	47,603	3145737	\$1,900,000	09/14/21	\$39.91	VACANT LAND	CV	Vacant(Commerci	1	67	Gov't to non-gov't
075	065	212305	9072	156,917	3108772	\$85,000	03/30/21	\$0.54	VACANT LAND	R-14	Vacant(Multi-fami	1	46	Non-representative sale
075	065	272305	9051	102,029	3136644	\$29,326,379	07/28/21	\$287.43	VILLAGE CONCEPTS AT FAIRWOOD	R24	Vacant(Commerci	1	22	Partial interest (1/3, 1/2, etc.)
075	065	302305	9109	39,488	3261144	\$1,700	10/30/23	\$0.04	VACANT LAND	CO	Vacant(Commerci	1	68	Non-gov't to gov't
075	065	312305	9159	72,284	3166252	\$1,339,000	12/20/21	\$18.52	EXCESS PARKING (ASSOC W/9006)	CO	Parking(Assoc)	2	11	Corporate affiliates
075	070	222306	9095	213,540	3274558	\$859,000	03/21/24	\$4.02	CEDAR GROVE MIXED USE	NB	Vacant(Commerci	1		2024 Sale

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	001260	0000	ABERDEEN PARK TOWN	2019 NE 9TH CT	RENTON
75	60	008900	0010	DISCOUNT SHOPPING C	2809 SUNSET BLVD NE	RENTON
75	60	008900	0050	HIGHLAND COURT APA	1000 JEFFERSON AVE NE	RENTON
75	60	008900	0090	SUNSET VIEW APARTM	3030 NE 10TH ST	RENTON
75	60	008900	0140	4-PLEX (OLYMPIC VIEW	1013 KIRKLAND AVE NE	RENTON
75	60	008900	0150	4-PLEX (OLYMPIC VIEW	1021 KIRKLAND AVE NE	RENTON
75	60	008900	0160	4-PLEX (OLYMPIC VIEW	1033 KIRKLAND AVE NE	RENTON
75	60	032305	9011	SUNSET SQUARE	1314 UNION AVE NE	RENTON
75	60	032305	9012	R & R RENTALS REPAIR	4111 SUNSET BLVD NE	RENTON
75	60	032305	9022	SUNSET HIGHLANDS (E	1555 ANACORTES AVE NE	RENTON
75	60	032305	9024	ADVANCED DENTISTRY	4311 NE SUNSET BLVD	RENTON
75	60	032305	9028	HONEY CREEK ESTATES	5311 NE SUNSET BLVD	RENTON
75	60	032305	9037	SUNSET AUTO CENTER	4209 NE SUNSET BLVD	RENTON
75	60	032305	9044	KINDERCARE RENTON H	1225 ANACORTES AVE NE	RENTON
75	60	032305	9048	WINDLASS	1201 ANACORTES AVE NE	RENTON
75	60	032305	9049	SABAH TURKISH CAFE	4201 NE SUNSET BLVD	RENTON
75	60	032305	9060	SUNSET HIGHLANDS (E	1555 ANACORTES AVE NE	RENTON
75	60	032305	9093	vacant		RENTON
75	60	032305	9097	MCDONALDS	4411 NE SUNSET BLVD	RENTON
75	60	032305	9133	CENTRAL WELDING SUP	1200 UNION AVE NE	RENTON
75	60	032305	9191	R & R RENTALS	4101 NE SUNSET BLVD	RENTON
75	60	032305	9202	SUNSET HIGHLANDS (E	4400 NE SUNSET BLVD	RENTON
75	60	032305	9263	SUNSET SQUARE SHOP	1306 UNION AVE NE	RENTON
75	60	032305	9264	SUNSET SQUARE (GOO	1320 UNION AVE NE	RENTON
75	60	032305	9265	SUNSET SQAURE TOWN	1400 UNION AVE NE	RENTON
75	60	032305	9282	SUNSET HIGHLAND PR	4444 NE SUNSET BLVD	RENTON
75	60	032305	9283	CCI Building	1200 WHITMAN CT NE	RENTON
75	60	042305	9023	HOUSER TERRACE APA	3151 NE 16TH ST	RENTON
75	60	042305	9041	4-PLEX (TWO DUPLEXES	3426 NE SUNSET BLVD	RENTON
75	60	042305	9042	EVERGREEN PLACE	1414 MONROE AVE NE	RENTON
75	60	042305	9048	JOHN MCKNIGHT JR HI	1416 EDMONDS AVE NE	RENTON
75	60	042305	9061	Office Building (SFR Co	1225 UNION AVE NE	RENTON
75	60	042305	9063	VACANT		RENTON
75	60	042305	9067	VACANT LAND		RENTON
75	60	042305	9069	SIERRA HEIGHTS ELEM	2501 UNION AVE NE	RENTON
75	60	042305	9080	SUNSET PLAZA	3160 SUNSET BLVD NE	RENTON
75	60	042305	9095	RITE AID (RENTON HIGH	3116 SUNSET BLVD NE	RENTON
75	60	042305	9096	OFFICE	3155 NE SUNSET BLVD	RENTON
75	60	042305	9099	VACANT LAND		RENTON
75	60	042305	9112	VAC LAND	1533 UNION AVE NE	RENTON
75	60	042305	9127	LINE RETAIL	3217 NE SUNSET BLVD	RENTON
75	60	042305	9145	SUNSET PET CLINIC	3241 NE SUNSET BLVD	RENTON
75	60	042305	9153	SUNSET PLAZA	3208 SUNSET BLVD NE	RENTON
75	60	042305	9155	KIDDIE RESEARCH DAYC	3123 SUNSET BLVD NE	RENTON
75	60	042305	9169	American Legion	3224 NE 12TH ST	RENTON
75	60	042305	9177	CHEVRON FOOD MART	4044 NE SUNSET BLVD	RENTON
75	60	042305	9181	HIGHLAND VETERINARY	1409 UNION AVE NE	RENTON
75	60	042305	9182	HIGHLANDS PROFESSIO	3218 NE 12TH ST	RENTON
75	60	042305	9186	RENTON WATER DEPT		RENTON
75	60	042305	9204	ACTIVE CHIROPRACTIC	3507 NE SUNSET BLVD	RENTON

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	042305	9226	ADULT CARE FACILITY	1900 PIERCE AVE NE	RENTON
75	60	042305	9237	FIRST UKRAINIAN PENT	3811 NE 21ST ST	RENTON
75	60	042305	9245	LINE RETAIL	4033 NE SUNSET BLVD	RENTON
75	60	042305	9259	GROUP HOME	4001 NE 19TH ST	RENTON
75	60	042305	9269	EVERGREEN TERRACE (3027 NE 15TH ST	RENTON
75	60	042305	9273	NEWCASTLE MONTESO	4018 NE 12TH ST	RENTON
75	60	042305	9317	O'REILLY AUTO SUPPLY	3213 NE SUNSET BLVD	RENTON
75	60	042305	9329	DALPAY CENTER LINE R	4047 NE SUNSET BLVD	RENTON
75	60	042305	9342	VACANT LAND		RENTON
75	60	081200	0000	MAYWOOD APARTMEN	907 HARRINGTON AVE NE	RENTON
75	60	082305	9034	Vacant Multifamily Lan		RENTON
75	60	082305	9041	STORAGE ONE SELF STG	1105 SUNSET BLVD NE	RENTON
75	60	082305	9052	HERITAGE GROVE APAR	1100 SUNSET BLVD NE	RENTON
75	60	082305	9058	CYPRESS PINES APTS	1033 SUNSET BLVD NE	RENTON
75	60	082305	9059	HAWKS LANDING TOW		RENTON
75	60	082305	9080	STORAGE ONE SELF STG	SUNSET BLVD NE	RENTON
75	60	082305	9096	CHRISTY'S BAR AND GR	1055 SUNSET BLVD NE	RENTON
75	60	082305	9097	HAWKS LANDING TOW	1065 BLAINE AVE NE A-D	RENTON
75	60	082305	9111	Highlands Center MARK	11905 SUNSET BLVD NE	RENTON
75	60	082305	9112	ARBOURS APARTMENT	2200 NE 10TH PL	RENTON
75	60	082305	9113	HILAND MARKET	EDMONDS AVE NE	RENTON
75	60	082305	9133	VACANT COMMERCIAL	NE 12TH ST	RENTON
75	60	082305	9134	VACANT COMMERCIAL	116TH AVE SE	RENTON
75	60	082305	9137	VACANT LAND	11201 NE PARK DR	RENTON
75	60	082305	9143	STORAGE ONE SELF STG	SUNSET BLVD NE	RENTON
75	60	082305	9154	TWO TRIPLEXES (SUNSE	658 SUNSET BLVD NE	RENTON
75	60	082305	9179	STORAGE ONE SELF STG	SUNSET BLVD NE	RENTON
75	60	082305	9195	PUGET POWER HILAND	611 NW 3RD ST	RENTON
75	60	082305	9203	SANTA FE GRILL	1170 SUNSET BLVD NE	RENTON
75	60	084710	0014	RENTON HILL PLAZA (LI	5335 4TH ST	RENTON
75	60	084710	0015	HOP IN GROCERY & DEL	5321 4TH ST	RENTON
75	60	084710	0016	RENTON HILL PLAZA (RI	5325 4TH ST	RENTON
75	60	084710	0090	MAPLE HEIGHTS ELEM	130 JERICHO AVE SE	RENTON
75	60	092305	9015	PARK	901 UNION AVE NE	RENTON
75	60	092305	9038	SMITHS CABINET SHOP	460 OLYMPIA AVE NE	RENTON
75	60	092305	9049	CROWN POINTE APTS	3788 NE 4TH ST	RENTON
75	60	092305	9050	FIRESTONE TIRES	421 UNION AVE NE	RENTON
75	60	092305	9051	CEDAR PARK APTS (RHA	408 MONROE AVE NE	RENTON
75	60	092305	9057	SUNSET COMMUNITY C		RENTON
75	60	092305	9058	COMMERCIAL LAND (TE		RENTON
75	60	092305	9061	SUNSET VIEW APARTM	1140 EDMONDS AVE NE	RENTON
75	60	092305	9062	CHURCH OF CHRIST	2527 NE 12TH ST	RENTON
75	60	092305	9086	SUNSET COMMUNITY C	1024 EDMONDS AVE NE	RENTON
75	60	092305	9102	CHURCH PARKING		RENTON
75	60	092305	9103	4TH STREET PLAZA	4004 4TH ST	RENTON
75	60	092305	9106	DUPLEX - VISION HOUS	507 UNION AVE NE	RENTON
75	60	092305	9109	M.J. APARTMENTS	2520 NE 9TH PL	RENTON
75	60	092305	9110	4TH STREET PLAZA WES	3904 NE 4TH ST	RENTON
75	60	092305	9131	SUNSET PARK TOWNHC	978 EDMONDS AVE NE	RENTON
75	60	092305	9143	BAKERY W/RESIDENCE	440 OLYMPIA AVE NE	RENTON

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	092305	9158	CORTINA APTS	980 EDMONDS AVE NE	RENTON
75	60	092305	9161	HEALING ARTS & WELL	1100 EDMONDS AVE NE	RENTON
75	60	092305	9163	RENTON BIBLE CHURCH	973 UNION AVE NE	RENTON
75	60	092305	9164	PUGET POWER SUBSTA	500 132ND AVE SE	RENTON
75	60	092305	9169	DUPLEX - VISION HOUS	501 UNION AVE NE	RENTON
75	60	092305	9171	FIRST METALS	414 MONROE AVE NE	RENTON
75	60	092305	9172	AUTO PRO	3510 NE 4TH ST	RENTON
75	60	092305	9175	BETHLEHEM LUTHERAN	1022 MONROE AVE NE	RENTON
75	60	092305	9176	MHP HIGHLANDS MOB	3612 NE 4TH ST	RENTON
75	60	092305	9177	CREATIVE WORKSPACE	401 OLYMPIA AVE NE	RENTON
75	60	092305	9183	HIGHLAND RIDGE APAR	3323 NE 12TH ST	RENTON
75	60	092305	9184	RENTON HIGHLAND SEI	3408 NE 4TH ST	RENTON
75	60	092305	9194	HIGHLAND PALMS APTS	1151 OLYMPIA AVE NE	RENTON
75	60	092305	9197	WINDERMERE OFFICE	3800 NE 4TH ST	RENTON
75	60	092305	9216	HUEBER MACHINE	400 OLYMPIA AVE NE	RENTON
75	60	092305	9217	7-ELEVEN & LINE RETAI	4020 NE 4TH ST	RENTON
75	60	092305	9224	KENYON ELECTRIC	450 OLYMPIA AVE NE	RENTON
75	60	092305	9231	RENTON DIAMOND PLA	3700 NE 4TH ST	RENTON
75	60	092305	9233	HIGHLAND BIRD AND P	3770 NE 4TH ST	RENTON
75	60	102305	9006	RAINIER CREST (IMPS)	1190 UNION AVE NE	RENTON
75	60	102305	9007	HONEY DEW SCHOOL	800 UNION AVE NE	RENTON
75	60	102305	9012	HIGHLANDS PROFESSIO	451 DUVALL AVE NE	RENTON
75	60	102305	9029	WHITWORTH APARTME	500 UNION AVE NE	RENTON
75	60	102305	9032	HIGHLANDS MARKETPL	4820 NE 4TH ST	RENTON
75	60	102305	9047	HIGHLANDS MARKETPL	4800 NE 4TH ST	RENTON
75	60	102305	9050	THE RENTON SAGE (EC	4455 NE 12TH ST	RENTON
75	60	102305	9054	VISION HOUSE VACANT		RENTON
75	60	102305	9057	VACANT - HAZEN HIGH		RENTON
75	60	102305	9065	VISION HOUSE	450 BREMERTON AVE NE	RENTON
75	60	102305	9066	VISION HOUSE PARCEL		RENTON
75	60	102305	9068	SFR Teardown (Listed F	4502 NE 4TH ST	RENTON
75	60	102305	9072	HAZEN HIGH SCHOOL		RENTON
75	60	102305	9075	MARTIN LUTHER KING I	4519 NE 10TH ST	RENTON
75	60	102305	9076	VACANT		RENTON
75	60	102305	9078	RENTON CHURCH OF TI	850 UNION AVE NE	RENTON
75	60	102305	9080	FORESTVIEW APARTME	650 DUVALL AVE NE	RENTON
75	60	102305	9081	sfr	1160 DUVALL AVE NE	RENTON
75	60	102305	9084	VACANT - HAZEN HIGH		RENTON
75	60	102305	9086	VISION HOUSE PARCEL		RENTON
75	60	102305	9096	VACANT		RENTON
75	60	102305	9100	THE WINDSOR	4415 NE 5TH ST	RENTON
75	60	102305	9107	VACANT		RENTON
75	60	102305	9117	INSURANCE AGENCY	4508 NE 4TH ST	RENTON
75	60	102305	9121	RENTON TECH SCHOOL		RENTON
75	60	102305	9124	ELEMENTARY SCHOOL	1075 DUVALL AVE NE	RENTON
75	60	102305	9128	SAFEWAY PLAZA - RENT	440 UNION AVE NE	RENTON
75	60	102305	9132	TACO TIME/STARBUCKS	4114 NE 4TH ST	RENTON
75	60	102305	9138	VACANT		RENTON
75	60	102305	9139	VACANT		RENTON
75	60	102305	9140	MCCLINNCY FLOOR CO	4604 NE 4TH ST	RENTON

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	102305	9146	FOLLOW THE LIGHT KO	1063 HOQUIAM AVE NE	RENTON
75	60	102305	9152	RAINIER CREST (VAC)	1190 UNION AVE NE	RENTON
75	60	102305	9173	VACANT		RENTON
75	60	102305	9201	TENNIS COURTS & PAR	1025 HOQUIAM AVE NE	RENTON
75	60	102305	9202	VACANT		RENTON
75	60	102305	9249	VACANT	114 CHELAN AVE NE	RENTON
75	60	102305	9253	L D S CHURCH	816 FIELD AVE NE	RENTON
75	60	102305	9263	UTILITY BLDG		RENTON
75	60	102305	9275	VACANT		RENTON
75	60	102305	9278	HAZEN HIGH SCHOOL	1101 HOQUIAM AVE NE	RENTON
75	60	102305	9292	VACANT - HAZEN HIGH		RENTON
75	60	102305	9301	THE RENTON SAGE (EC	1150 UNION AVE NE	RENTON
75	60	102305	9303	HIGHLAND EAST CENTE	12744 SE 128TH ST	RENTON
75	60	102305	9332	VACANT		RENTON
75	60	102305	9351	HIGHLANDS MARKETPL	13800 SE 128TH ST	RENTON
75	60	102305	9374	JACKSONS SHELL/ CAR	4102 NE 4TH ST	RENTON
75	60	102305	9375	SHOOTING STAR DAYCA	483 DUVALL AVE NE	RENTON
75	60	102305	9378	KINGDOM HALL	1155 DUVALL AVE NE	RENTON
75	60	102305	9425	VACANT LOT		RENTON
75	60	106570	0110	SAINT ANDREW PRESBY	3604 NE 10TH CT	RENTON
75	60	108470	0000	BRIDGE CREST TOWNH	1150 BREMERTON CT NE	RENTON
75	60	132305	9026	BRIARWOOD ELEM SCH	17020 SE 134TH ST	KING COUNTY
75	60	142305	9095	FIRE STATION	12923 156TH AVE SE	RENTON
75	60	143400	0010	King County Property	3021 NE 4TH ST	RENTON
75	60	143400	0012	KING COUNTY PARKS	3003 NE 4TH ST	RENTON
75	60	143400	0020	King County Property	3005 NE 4TH ST	RENTON
75	60	145750	0005	HIGHLAND AUTO	12811 164TH AVE SE	KING COUNTY
75	60	145750	0006	VACANT LAND		KING COUNTY
75	60	149450	0010	CENTRAL HIGHLANDS P	4601 NE SUNSET BLVD	RENTON
75	60	149450	0020	CENTRAL HIGHLANDS P	4613 NE SUNSET BLVD	RENTON
75	60	149450	0030	CENTRAL HIGHLANDS P	4621 NE SUNSET BLVD	RENTON
75	60	149450	0040	TAQUERIA EL RINCONS	4619 NE SUNSET BLVD	RENTON
75	60	149450	0050	CENTRAL HIGHLANDS P	4601 NE SUNSET BLVD	RENTON
75	60	152305	9002	STORAGE ONE ON 4TH	4815 NE 4TH ST	RENTON
75	60	152305	9031	HILLCREST SQUARE	4575 NE 4TH ST	RENTON
75	60	152305	9032	STORAGE ONE ON 4TH	4725 4TH ST	RENTON
75	60	152305	9057	DAIRY QUEEN	4701 NE 4TH ST	RENTON
75	60	152305	9071	CARLS JR	4525 NE 4TH ST	RENTON
75	60	152305	9072	RETAIL BUILDING	350 DUVALL AVE NE	RENTON
75	60	152305	9084	RESIDENCE ON CA ZON	360 DUVALL AVE NE	RENTON
75	60	152305	9094	HILLCREST SQUARE	4605 NE 4TH ST	RENTON
75	60	152305	9112	Vacant Land		RENTON
75	60	152305	9124	QFC FUEL CENTER	4615 NE 4TH ST	RENTON
75	60	152305	9145	JOHN L SCOTT OFFICE B	13815 SE 128TH ST	RENTON
75	60	152305	9231	VACANT LAND		RENTON
75	60	152305	9232	STORAGE ONE ON 4TH		RENTON
75	60	162305	9001	VACANT LAND	NE 4TH ST	RENTON
75	60	162305	9015	LEISURE VILLAGE MHP	201 UNION AVE SE	RENTON
75	60	162305	9021	MAPLEWOOD PARK AP	3811 NE 3RD CT	RENTON
75	60	162305	9025	AUTO REPAIR BUILDING	3709 NE 4TH ST	RENTON

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	162305	9031	PLUMBING OFFICE	3929 NE 4TH ST	RENTON
75	60	162305	9046	STATE OF WASH HWY D	2631 NE 4TH ST	RENTON
75	60	162305	9052	DISCOUNT TIRES- (asso	3123 NE 4TH ST	RENTON
75	60	162305	9058	U-HAUL RENTALS	3131 NE 4TH ST	RENTON
75	60	162305	9076	GREENWOOD CEMETER	3401 NE 4TH ST	RENTON
75	60	162305	9079	GREENWOOD CEMETA	3401 NE 4TH ST	RENTON
75	60	162305	9083	D & D FLOOR COVERING	345 UNION AVE NE	RENTON
75	60	162305	9084	JIFFY LUBE	3933 NE 4TH ST	RENTON
75	60	162305	9087	PLUMBING JOINT RETA	351 UNION AVE SE	RENTON
75	60	162305	9089	EASTWAY CENTER LINE	3901 NE 4TH ST	RENTON
75	60	162305	9103	VACANT LAND		RENTON
75	60	162305	9104	Port of LEISURE VILLAG		RENTON
75	60	162305	9111	CHEVRON EXTRA MILE/	3209 NE 4TH ST	RENTON
75	60	162305	9112	AUTO REPAIR SHOP	3205 NE 4TH ST	RENTON
75	60	162305	9114	VACANT LAND	NE 4TH ST	RENTON
75	60	162305	9115	ARCO	2900 NE 3RD ST	RENTON
75	60	162305	9117	COLE MANOR APTS (RH	2811 NE 4TH ST	RENTON
75	60	162305	9120	CHANTELLE LUX APT HO	2828 NE 3RD ST	RENTON
75	60	162305	9123	CITY OF RENTON PUBLI		RENTON
75	60	162305	9124	MAPLEWOOD PARK AP	3811 NE 3RD CT	RENTON
75	60	162305	9127	CITY OF RENTON PARCE		RENTON
75	60	162305	9128	DISCOUNT TIRES ASSO		RENTON
75	60	162305	9130	VACANT - TEARDOWN?	3001 NE 4TH ST	RENTON
75	60	162305	9133	KING COUNTY TRANSFE	3021 NE 4TH ST	RENTON
75	60	162305	9135	KING COUNTY DISTRICT	3407 2ND AVE	RENTON
75	60	162305	9144	THE STOR-HOUSE SELF	2829 NE 3RD ST	RENTON
75	60	172305	9001	VACANT LAND (TOPO &	NE 3RD ST	RENTON
75	60	172305	9039	VACANT COMMERCIAL		RENTON
75	60	172305	9057	PSE Vacant RW	1200 NE 43RD ST	RENTON
75	60	172305	9083	MONTEREY APTS	1825 NE 3RD ST	RENTON
75	60	172305	9085	MT OLIVET CEMETARY		RENTON
75	60	172305	9100	BEST WESTERN PLUS - F	1850 RENTON-MAPLE VALL	RENTON
75	60	172305	9102	KAISER PERMANENTE (1920 BRONSON WAY N	RENTON
75	60	172305	9106	MT OLIVET CEMETARY		RENTON
75	60	172305	9107	VACANT LAND (TOPO &	175 NE 3RD ST	RENTON
75	60	172305	9120	LEXINGTON HEIGHTS	300 VUEMONT PL NE	RENTON
75	60	172305	9130	WATER TANK	BRONSON WAY N	RENTON
75	60	172305	9131	FIRST METHODIST CHU	2201 4TH AVE	RENTON
75	60	172305	9132	SHARIS	1820 SE RENTON-MAPLE VA	RENTON
75	60	172305	9149	MT OLIVET CEMETERY	BLAINE AVE NE	RENTON
75	60	172305	9153	GROUP HEALTH PARKIN	275 BRONSON WAY NE	RENTON
75	60	172305	9156	VUEMONT APTS	351 VUEMONT PL NE	RENTON
75	60	172305	9157	HIGHLANDER APTS	333 VUEMONT PL NE	RENTON
75	60	172305	9159	THE HAMPTON	270 BRONSON WAY NE	RENTON
75	60	172305	9160	12-UNIT APT	310 BRONSON WAY NE	RENTON
75	60	172305	9166	PEAK 88 APARTMENTS	330 VUEMONT PL NE	RENTON
75	60	172305	9170	BRIGHTON RIDGE	2307 NE 4TH ST	RENTON
75	60	172305	9171	VACANT LAND	NE 3RD ST	RENTON
75	60	172305	9178	VACANT LAND (MAJOR	1900 MAPLE VALLEY HWY	RENTON
75	60	172305	9180	VACANT LAND		RENTON

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Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	172305	9182	Vacant Multifamily Lan		RENTON
75	60	182350	0000	CREEKSIDE ON SUNSET	3800 NE SUNSET BLVD	RENTON
75	60	186495	0000	CRYSTAL HEIGHTS TOW	821 SUNSET BLVD NE	RENTON
75	60	205050	0010	U.S. BANK	4513 NE 4TH ST	RENTON
75	60	243450	0005	ST MATTHEWS LUTHER	1700 EDMONDS AVE NE Su	RENTON
75	60	245720	0190	BREEZY APARTMENTS	802 HARRINGTON AVE NE	RENTON
75	60	245720	0191	4-PLEX - VENTURA I AP	820 HARRINGTON AVE NE	RENTON
75	60	245720	0192	4-PLEX - VENTURA I AP	826 HARRINGTON AVE NE	RENTON
75	60	245720	0195	4-PLEX	838 HARRINGTON AVE NE	RENTON
75	60	245720	0196	4-PLEX	856 HARRINGTON AVE NE	RENTON
75	60	245720	0197	4-PLEX	850 HARRINGTON AVE NE	RENTON
75	60	245720	0198	4-PLEX	832 HARRINGTON AVE NE	RENTON
75	60	245720	0199	4-PLEX	844 HARRINGTON AVE NE	RENTON
75	60	259985	0000	FORESTBROOK TOWNH	1555 UNION AVE NE	RENTON
75	60	269030	0000	GALLOWAY TOWNHOM	4005 NE 3RD PL	RENTON
75	60	269040	0000	GALLOWAY TOWNHOM	4000 NE 3RD PL	RENTON
75	60	285480	0075	SEVENTH DAY ADVENTI	1030 LYNNWOOD AVE NE	RENTON
75	60	285480	0080	SEVENTH DAY ADVENTI	1030 LYNNWOOD AVE NE	RENTON
75	60	285480	0130	4-PLEX TOWNHOUSE	3109 NE 11TH PL	RENTON
75	60	285480	0135	4-PLEX TOWNHOUSE	3101 NE 11TH PL	RENTON
75	60	285480	0140	MEDICAL DENTAL BLDG	1080 KIRKLAND AVE NE	RENTON
75	60	285480	0145	MEDICAL DENTAL PARK	1080 KIRKLAND AVE NE	RENTON
75	60	285480	0150	THE HIGHLANDER	1064 KIRKLAND AVE NE	RENTON
75	60	311990	0050	HIGHLAND RIDGE APTS	907 ABERDEEN AVE NE	RENTON
75	60	311990	0051	MONTERRA TOWNHOM	905 SUNSET BLVD NE	RENTON
75	60	311990	0075	SEDONA TOWNHOMES	965 ABERDEEN AVE NE	RENTON
75	60	312140	0000	HARRINGTON MANOR	710 HARRINGTON AVE NE	RENTON
75	60	312200	0000	HARRINGTON PLACE CO	1175 HARRINGTON PL NE	RENTON
75	60	325970	0000	HERITAGE FOREST CON	4231 NE 5TH ST	RENTON
75	60	329540	0120	VACANT LAND (NEAR S		RENTON
75	60	330010	0000	HIGHLAND TOWNHOU	2814 NE 8TH ST	RENTON
75	60	332830	0000	HILLCREST VILLAGE CO	4651 NE 3RD CT	RENTON
75	60	334390	0005	KENNYDALE MEMORIA	2424 NE 27TH ST	RENTON
75	60	334390	0286	6-UNIT APT	1417 EDMONDS AVE NE	RENTON
75	60	334390	0321	BRICKSHIRE ESTATES (R	1317 EDMONDS AVE NE	RENTON
75	60	334390	1480	CITY OF RENTON LAND	2530 ABERDEEN AVE NE	RENTON
75	60	337770	0210	HILLTOP IN THE HIGHLA	500 MONROE AVE NE	RENTON
75	60	354770	0000	HYDE PARK CONDOMIN	2300 JEFFERSON AVE NE	RENTON
75	60	366450	0231	SEG FROM 3664500240	13200 156TH AVE SE	KING COUNTY
75	60	366450	0240	EAST RENTON COMMU	13232 156TH AVE SE	KING COUNTY
75	60	366450	0320	LORD OF LIFE LUTHERA	12819 160TH AVE SE	RENTON
75	60	382530	0000	KENSINGTON CONDOM	1160 MONROE AVE NE	RENTON
75	60	516970	0040	SHANNON VILLAGE MA	1620 DUVALL AVE NE	RENTON
75	60	516970	0041	SHANNON VILLAGE MA	1702 DUVALL AVE NE	RENTON
75	60	516970	0050	OFFICE/DENTAL BUILDI	1520 DUVALL AVE NE	RENTON
75	60	516970	0051	SHANNON VILLAGE (ME	1620 DUVALL AVE NE	RENTON
75	60	516970	0075	HONEY CREEK APTS	1332 DUVALL AVE NE	RENTON
75	60	516970	0085	MOBIL	4715 NE SUNSET BLVD	RENTON
75	60	516970	0092	STARBUCKS	4637 NE SUNSET BLVD	RENTON
75	60	516970	0094	4-PLEX	4600 NE 12TH ST	RENTON

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Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	516970	0095	4-PLEX	4628 NE 12TH ST	RENTON
75	60	516970	0103	4-PLEX	4502 NE 12TH ST	RENTON
75	60	516970	0105	4-PLEX	4530 NE 12TH ST	RENTON
75	60	516970	0110	SUNSET HIGHWAY SELF	4546 NE SUNSET BLVD	RENTON
75	60	516970	0115	RENTON HIGHLANDS LI	4500 NE SUNSET BLVD	RENTON
75	60	516970	0119	KIM'S TAE KWON DO S	4602 NE SUNSET BLVD	RENTON
75	60	516970	0120	RAINBOW CAR WASH	4606 NE SUNSET BLVD	RENTON
75	60	516970	0121	KING AND BUNNIES AP	4608 NE SUNSET BLVD	RENTON
75	60	516970	0122	ARCO AMPM	1537 DUVALL AVE NE	RENTON
75	60	516970	0123	HENRY'S QUICK LUBE	1545 DUVALL AVE NE	RENTON
75	60	516970	0129	OFFICE BUILDING (Con	1625 DUVALL AVE NE	RENTON
75	60	518210	0008	WALGREENS PHARMAC	4105 NE 4TH ST	RENTON
75	60	518210	0010	LES SCHWAB TIRE	354 UNION AVE NE	RENTON
75	60	518210	0011	Teardown on Commer	316 UNION AVE SE	RENTON
75	60	518210	0012	SFR TEARDOWN CA ZO	254 UNION AVE NE	RENTON
75	60	518210	0013	UNION SQUARE BUSIN	326 UNION AVE NE	RENTON
75	60	518210	0014	Vacant Commercial Lan		RENTON
75	60	518210	0016	Assoc parking for Les Sc		RENTON
75	60	518210	0031	UNITED STATES POST O	4301 NE 4TH ST	RENTON
75	60	518210	0039	Van's Auto Repair	4405 NE 4TH ST	RENTON
75	60	518210	0041	KEY BANK RENTON HIG	4431 NE 4TH ST	RENTON
75	60	518210	0043	KIDDIE ACADEMY	353 BREMERTON AVE NE	RENTON
75	60	559210	0000	MONTEREY MANOR(00	1901 NE 3RD ST	RENTON
75	60	637730	0000	OLYMPIC CONDOMINIU	1100 HARRINGTON AVE NE	RENTON
75	60	666921	0000	PARKWAY TOWNHOME	4708 NE 18TH PL	RENTON
75	60	669700	0000	PEACHTREE LANE CONI	600 BREMERTON PL NE	RENTON
75	60	683430	0000	PLUM GROVE CONDOM	565 ANACORTES AVE NE	RENTON
75	60	683840	0010	MAPLEWOOD PARK AP	3815 NE 4TH ST	RENTON
75	60	683840	0020	AUTO REPAIR (BUCKY'S	3801 NE 4TH ST	RENTON
75	60	683840	0030	LINE RETAIL	3805 NE 4TH ST	RENTON
75	60	683840	0040	MEXICAN RESTAURANT	3813 NE 4TH ST	RENTON
75	60	701570	0000	QUEEN AVENUE CONDO	1430 QUEEN AVE NE	RENTON
75	60	722240	0000	RENTON COURT CONDO	4114 NE 14TH PL	RENTON
75	60	722700	0000	RENTON HIGHLAND BU	4505 NE 4TH ST	RENTON
75	60	722750	0530	BRICKSHIRE MANOR AP	2624 NE 9TH PL	RENTON
75	60	722750	0550	HIGH DIVE BAR & GRILL	2621 NE SUNSET BLVD	RENTON
75	60	722750	0570	SUNSET VISTA APTS	922 GLENNWOOD AVE NE	RENTON
75	60	722750	0580	6-UNIT APT	918 GLENNWOOD AVE NE	RENTON
75	60	722750	0585	5-UNIT APT	912 GLENNWOOD AVE NE	RENTON
75	60	722750	0590	906 GLENNWOOD APTS	906 GLENNWOOD AVE NE	RENTON
75	60	722750	0600	4-PLEX	900 GLENNWOOD AVE NE	RENTON
75	60	722750	0605	4-PLEX	2708 NE 9TH ST	RENTON
75	60	722750	0610	AUTO SERVICE BUILDIN	901 HARRINGTON AVE NE	RENTON
75	60	722750	0615	7-UNIT APT	913 HARRINGTON AVE NE	RENTON
75	60	722750	0620	LINE RETAIL (ASSOC W/	925 HARRINGTON AVE NE	RENTON
75	60	722750	0625	LINE RETAIL	927 HARRINGTON AVE NE	RENTON
75	60	722750	0630	VACANT LAND	HARRINGTON AVE NE	RENTON
75	60	722750	0635	VACANT LOT		RENTON
75	60	722750	1690	Parking for Facilities &		RENTON
75	60	722750	2510	HIGHLANDS ELEM SCHD	809 HARRINGTON AVE NE	RENTON

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Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	722750	2515	HIGHLANDS NEIGHBOR	800 EDMONDS AVE NE	RENTON
75	60	722750	2520	PARK		RENTON
75	60	722780	0080	4-PLEX (RHA)	2012 JEFFERSON AVE NE	RENTON
75	60	722780	0135	EARLY CHILDHOOD LEA	1800 INDEX AVE NE	RENTON
75	60	722780	0140	HILLCREST TERRACE (R	1430 HILLCREST LN NE	RENTON
75	60	722780	0145	COMMUNITY CENTER	3000 NE 16TH ST	RENTON
75	60	722780	0185	KIRKLAND AVENUE TOV	1518 KIRKLAND AVE NE	RENTON
75	60	722780	0190	KIRKLAND AVENUE TOV	3017 NE 16TH ST	RENTON
75	60	722780	0195	4-PLEX (RHA)	3004 NE 15TH ST	RENTON
75	60	722780	0200	KIRKLAND AVENUE TOV	1508 KIRKLAND AVE NE 9	RENTON
75	60	722780	0210	4-PLEX	3105 NE 15TH ST	RENTON
75	60	722780	0255	4-PLEX	3100 NE 13TH ST	RENTON
75	60	722780	0266	4-PLEX	3101 NE 13TH ST	RENTON
75	60	722780	0285	76 / CIRCLE K	3002 SUNSET BLVD NE	RENTON
75	60	722780	0425	RENTON TECHNICAL CC	3000 NE 4TH ST	RENTON
75	60	722780	0450	RENTON VO-TECH INST	3000 NE 4TH ST	RENTON
75	60	722780	0475	RENTON SCHOOL DIST	3000 NE 4TH ST	RENTON
75	60	722780	0500	RENTON VOC-TECH	3000 NE 4TH ST	RENTON
75	60	722780	0620	4-PLEX	547 INDEX PL NE	RENTON
75	60	722780	0815	4-PLEX	554 INDEX PL NE	RENTON
75	60	722780	0831	6-UNIT APT	3000 NE 7TH ST	RENTON
75	60	722780	0885	4-PLEX (TWO DUPLEXES	2906 NE 6TH PL	RENTON
75	60	722780	0995	HIGHLANDS COMMUNI	3031 NE 10TH ST	RENTON
75	60	722780	1023	VACANT LAND (OWNED		RENTON
75	60	722780	1024	HARRINGTON SQUARE	950 HARRINGTON AVE NE	RENTON
75	60	722780	1025	SUBWAY/PIZZA HUT	2705 SUNSET BLVD NE	RENTON
75	60	722780	1026	SAFEWAY (SUNSET BLV	2725 NE SUNSET BLVD	RENTON
75	60	722780	1027	GOLDEN PINES APT (RH	2901 NE 10TH ST	RENTON
75	60	722780	1028	OFFICE & RETAIL BUIL	900 HARRINGTON AVE NE	RENTON
75	60	722780	1029	SAFEWAY (SUNSET BLV	900 NE SUNSET BLVD	RENTON
75	60	722780	1055	SUNSET TERRACE		RENTON
75	60	722780	1060	VACANT LAND	965 HARRINGTON AVE NE	RENTON
75	60	722780	1065	KING COUNTY LIBRARY	2801 NE 10TH ST	RENTON
75	60	722780	1075	SUNSET TERRACE	2715 SUNSET LN NE	RENTON
75	60	722780	1085	SUNSET TERRACE		RENTON
75	60	722780	1201	SHELL FOOD MART	2800 NE SUNSET BLVD	RENTON
75	60	722780	1205	SOLERA APARTMENTS	2816 SUNSET LN NE	RENTON
75	60	722780	1235	SOLERA - NEW APARTM		RENTON
75	60	722780	1315	SUNSET OAKS (RHA)	2650 NE 10TH ST	RENTON
75	60	722780	1355	THE TIFFANY APTS	1177 HARRINGTON AVE NE	RENTON
75	60	722780	1375	4-PLEX - GLENNWOOD	1147 GLENNWOOD AVE NE	RENTON
75	60	722780	1380	4-PLEX - GLENNWOOD	1141 GLENNWOOD AVE NE	RENTON
75	60	722780	1396	VACANT	2601 SUNSET LN NE	RENTON
75	60	722780	1400	SUNSET TERRACE		RENTON
75	60	722780	1405	SOLERA - NEW APARTM		RENTON
75	60	722780	1435	6-UNIT APT	1224 JEFFERSON AVE NE	RENTON
75	60	722780	1450	FIRE STATION #12	1209 KIRKLAND AVE NE	RENTON
75	60	722780	1526	4-PLEX	1324 JEFFERSON AVE NE	RENTON
75	60	722780	1635	4-PLEX	1401 JEFFERSON AVE NE	RENTON
75	60	722780	1645	6-UNIT APT (THREE DU	1311 JEFFERSON AVE NE	RENTON

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Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	722780	1660	SUNSET COURT APARTM	1140 HARRINGTON AVE NE	RENTON
75	60	722780	1680	6-UNIT APT	2801 NE 12TH ST	RENTON
75	60	722780	1720	4-PLEX	1340 INDEX PL NE	RENTON
75	60	722780	1725	4-PLEX	1350 INDEX AVE NE	RENTON
75	60	722780	1776	HEATHER APARTMENTS	2908 NE 12TH ST	RENTON
75	60	722780	1785	SOLERA - NEW APARTM	NE 12TH ST	RENTON
75	60	722780	1860	VACANT LAND (ASSOC		RENTON
75	60	722780	2040	RENTON HOUSING AUT	2902 NE 12TH ST	RENTON
75	60	722780	2041			RENTON
75	60	722780	2045	HIGHLAND HOUSE APTS	2825 NE 12TH ST	RENTON
75	60	722790	0015	ASSOC PARKING FOR -0	3000 NE SUNSET BLVD	RENTON
75	60	722790	0016	OFFICE BUILDING	3005 NE SUNSET BLVD	RENTON
75	60	722790	0017	STEVEN YANG DDS DEN	1124 KIRKLAND AVE NE	RENTON
75	60	722790	0018	ASSOC PARKING FOR -0		RENTON
75	60	722790	0019	WALGREENS (RENTON	3011 NE SUNSET BLVD	RENTON
75	60	722790	0020	ASSOC PARKING FOR -0		RENTON
75	60	722790	0021	ASSOC PARKING FOR -0		RENTON
75	60	722790	0028	SEVENTH DAY ADVENTI	1030 LYNNWOOD AVE NE	RENTON
75	60	722790	0075	SUNSET GARDENS (RHA	2900 NE 10TH ST	RENTON
75	60	722790	0090	J C MART/NAIL PRO/TE	2801 NE SUNSET BLVD	RENTON
75	60	722790	0091	GROCERY OUTLET	2809 NE SUNSET BLVD	RENTON
75	60	722790	0093	RETAIL BUILDING	2804 10TH AVE NE	RENTON
75	60	722790	0094	VIET WAH ASIAN MARK	2825 NE SUNSET BLVD	RENTON
75	60	722790	0095	THE JEWELRY EXCHANG	2833 NE SUNSET BLVD	RENTON
75	60	722790	0096	JACK IN THE BOX	2813 NE SUNSET BLVD	RENTON
75	60	722935	0000	RENTON RIDGE CONDO	975 ABERDEEN AVE NE	RENTON
75	60	722960	0000	RENTON SPRINGTREE C	4308 NE SUNSET BLVD	RENTON
75	60	773610	0020	Evergreen Place - Land	1414 MONROE AVE NE	RENTON
75	60	773610	0025	Evergreen Place - Land	1414 MONROE AVE NE	RENTON
75	60	780130	0000	SIR CEDRIC CONDOMIN	3233 NE 12TH ST	RENTON
75	60	780920	0075	I-KUAN TAO CULTURAL	711 MONROE AVE NE	RENTON
75	60	780920	0080	COMMUNITY OF CHRIS	705 MONROE AVE NE	RENTON
75	60	802957	0000	STONE COURT CONDOM	451 QUEEN AVE NE	RENTON
75	60	812865	0000	SUNSET GARDEN COND	949 ABERDEEN AVE NE	RENTON
75	60	813020	0000	SUNSET HEIGHTS COND	1150 SUNSET BLVD NE	RENTON
75	60	813725	0000	LANDING VIEW (TOWN	825 SUNSET BLVD NE	RENTON
75	60	813729	0000	SUNSET TRES CONDOM	1008 SUNSET BLVD NE	RENTON
75	60	813790	0000	SUNSET VIEW RENTON	901 SUNSET BLVD NE	RENTON
75	60	814345	0000	SUNSET NORTH CONDC	1159 HARRINGTON AVE NE	RENTON
75	60	856190	0000	TALL FIRS TOWNHOME	4808 NE SUNSET BLVD	RENTON
75	60	880500	0010	SAFEWAY PLAZA - LINE	4250 NE 4TH ST	RENTON
75	60	880500	0020	SAFEWAY PLAZA - AUT	4250 NE 4TH ST	RENTON
75	60	880500	0030	SAFEWAY PLAZA - Safel	4300 NE 4TH ST	RENTON
75	60	880500	0040	SAFEWAY PLAZA - LINE	4350 NE 4TH ST	RENTON
75	60	880700	0000	UNION 550 CONDOMIN	4201 NE 5TH ST	RENTON
75	60	880930	0000	UNION 600 CONDOMIN	4102 NE 5TH ST	RENTON
75	60	880960	0000	UNION 670 CONDOMIN	4104 NE 6TH PL	RENTON
75	60	880967	0000	UNION SQUARE TOWN	512 UNION AVE NE	RENTON
75	60	888090	0000	VANTAGE POINT COND	2601 NE 4TH ST	RENTON
75	60	922590	0025	VALLE VISTA APTS	962 SUNSET BLVD NE	RENTON

AREA 75 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	PropName	AddrLine	DistrictName
75	60	922590	0030	6-UNIT APT	958 SUNSET BLVD NE	RENTON
75	60	922590	0090	APARTMENT	955 EDMONDS AVE NE	RENTON
75	60	937400	0400	VACANT	4225 NE 4TH ST	RENTON



King County

Department of Assessments

KSC – AS – 0708

201 S. Jackson St., Room 708

Seattle, WA 98104

OFFICE (206) 296-7300

FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2024 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 the 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 for the entire population.
- Time adjust sales to January 1, 2024, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the 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

King County Assessor

South District

2024 Assessment Year



Department of Assessments