Boeing

Specialty Area: 625

Commercial Revalue for 2026 Assessment Roll

Boeing

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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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

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.

Executive Summary Report

Appraisal Date

- January 1, 2026, for the 2026 Assessment Year (2027 Tax Roll Year)

Specialty

- Boeing Properties

Sales - Improved Ratio Study

No ratio study was performed for Boeing properties. The market for these properties is limited. There is an absence of sales data necessary to measure assessment levels and statistics.

Population – Parcel Summary Data

TOTAL POPULATION SUMMARY DATA			
	Land	Improvement	Total
2025 Value	$1,124,452,500	$816,692,200	$1,941,144,700
2026 Value	$1,142,927,600	$1,347,120,265	$2,490,047,865
% Change	1.64%	64.95%	28.28%

Number of Parcels in the Population: 78

* Land values represent figures before any adjustment for contamination.

Conclusion and Recommendation

The majority of the value increase for 2026 results from transitioning the valuation methodology for industrial properties from the cost approach to the income approach. The income approach is widely recognized as the more reliable and appropriate method for valuing older industrial properties, including those appraised under the Boeing Specialty. The income approach more accurately reflects market behavior and investor expectations. The resulting 2026 values for Boeing's industrial properties are further supported by comparable sales, which validates the reasonableness of the 2026 increases.

The values recommended in this report improve the uniformity of values. We recommend posting them for the 2026 Assessment Year.

Identification of the Area

Name or Designation

- Specialty Area 625, Boeing

Specialty Neighborhoods

The Assessor has established four neighborhoods for valuation purposes of this specialty to group properties into areas of similar markets:

- Neighborhood 52 – Algona & Boeing Field
- Neighborhood 10 - Renton
- Neighborhood 30 - Kent
- Neighborhood 35 - Spares Distribution Center (SeaTac), N Boeing Field & South Park

* Neighborhood 25 – Longacres & Neighborhood 33 – Bellevue have been removed from Boeing Specialty due to the 2021 sales.

Boundaries

All of King County

Maps

General maps of the area are included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center or the Assessor's website.

Area Overview

Property Description

Boeing is the world's largest aerospace company and the leading manufacturer of commercial jetliners, defense, space, security systems, and service providers of aftermarket support. The company is America's biggest manufacturing exporter, and nearly half of Boeing's global workforce is located in Washington. Boeing products and tailored services include commercial and military aircraft, satellites, weapons, electronic and defense systems, launch systems, advanced information and communication systems, and performance-based logistics and training.

“The company is organized into three business units: Commercial Airplanes; Defense, Space & Security; and Boeing Global Services, which began operations in July 2017. Supporting these units is Boeing Capital Corporation, a global provider of financing solutions.[1]”

Commercial Airplanes:

Commercial Airplanes, or BCA, is headquartered in the City of Renton, in King County. It designs, assembles, markets, and sells jet airliners and business jets, and provides product-related maintenance and training to customers worldwide. BCA has more than a dozen engineering, manufacturing, and assembly facilities located throughout the U.S. and internationally. BCA includes the assets of the Douglas Aircraft division of the former McDonnell Douglas Corporation, which merged with Boeing in 1997. Major commercial airplane facilities in King County are found in Renton, Auburn, and Seattle. In 2025, Boeing entered into an agreement to sell its Digital Aviation Solutions business for $10.55 billion in an effort to focus on core businesses and strengthen their balance sheet.

The Renton site began manufacturing operations in 1941. It has been home to many of commercial aviation's most renowned airplanes. Renton currently produces the 737-NG (next-generation) aircraft, including the Boeing Business Jet (BBJ), the company's newest 737 models, and the 737-MAX. The 737 is the world's most popular and reliable commercial jet. The airplane was first produced in Seattle at Boeing Field in 1967. It has been continuously assembled at the Renton plant since 1970. The 10,000th 737 rolled out of the final assembly on March 13, 2018.

1.https://www.boeing.com/company/general-info/

The Auburn plant, which opened in 1966, is the headquarters for Boeing's Fabrication Division. It is the most significant airplane parts manufacturing plant globally, with 265,000 parts currently manufactured there. The facility produces roughly 15,000 parts per day and employs over 5,300 people; the complex houses extensive tooling, manufacturing services, and a support team in addition to parts production. This location is considered Commercial Airplanes' area of excellence for emergent operations, complex precision machining, and specialty production focused on advanced metal structures.

In December of 2016, construction began on the first new building at the Auburn complex in nearly 25 years. The new building, completed in late 2017, is a 2-story, 71,000 square-foot Workforce Readiness Center. The $16.7 million training center is a multi-use facility dedicated to enhancing the skills of the more than 5,300 employees Boeing has in Auburn. It also includes an employee medical center.

Defense, Space & Security:

Defense, Space & Security or BDS is headquartered in Arlington, Virginia. Its portfolio includes manned and unmanned systems, space and satellite systems, intelligence and security systems, and extensive integration expertise. The business unit employs around 33,000 people worldwide. As the world's second-largest defense company, BDS is the only aerospace business offering products and capabilities allowing its customers to meet mission requirements from the seabed to outer space. It serves a diverse customer base, but its portfolio focuses on six key market areas: Commercial Derivatives, Military Rotorcraft, Human Space Exploration, Satellites, Autonomous Systems, and Services. Within King County, the Space Center is found in the City of Kent. Workgroups at the Developmental Center Campus and Thompson Site in South Seattle are part of the Boeing Defense, Space & Security (BDS) business unit.

Although the Kent Space Center has been significantly downsized over the past decade, with over 662,000 square feet of space demolished and the land sold for redevelopment, the Kent Space Center currently supports the Defense and Space Group and the Information and Communications Systems. The facility provides communication networks with air, land, sea, and space-based platforms for military, government, and commercial customers. Boeing designs and manufactures rotorcraft, electronic and defense systems, missiles, satellites, launch vehicles, and advanced information and communication systems.

The Thompson Site and the Developmental Center are in South Seattle along the Duwamish River and handle military contracts. The Thompson Site has been home to the P-8A aircraft facility since 2010. The P-8A is a commercial derivative aircraft modified from a next-generation 737-800 commercial airplane built in Renton. The aircraft are flown from Renton to Boeing Field, where BDS employees install mission systems and conduct testing before customer delivery. The P-8A is long-range anti-submarine warfare, anti-surface warfare, intelligence, surveillance, and reconnaissance aircraft developed for the U.S. Navy by a Boeing-led team.

Boeing Global Services:

Boeing Global Services was formed as a separate business unit and began operations in July of 2017. It delivers innovative, comprehensive, and cost-competitive service solutions for commercial, defense, and space customers, regardless of the equipment's original manufacturer. With engineering, digital analytics, supply chain, and training support spanning government and commercial service offerings, Boeing Global Services' around-the-clock support keeps customers' commercial aircraft operating at high efficiency. It provides mission assurance for nations around the world.

Boeing Capital Corporation:

Boeing Capital Corporation, or BCC, is a global provider of financing solutions for Boeing customers. Working closely with Commercial Airplanes and Defense, Space & Security, BCC ensures customers have the financing needed to buy and take delivery of their Boeing products.

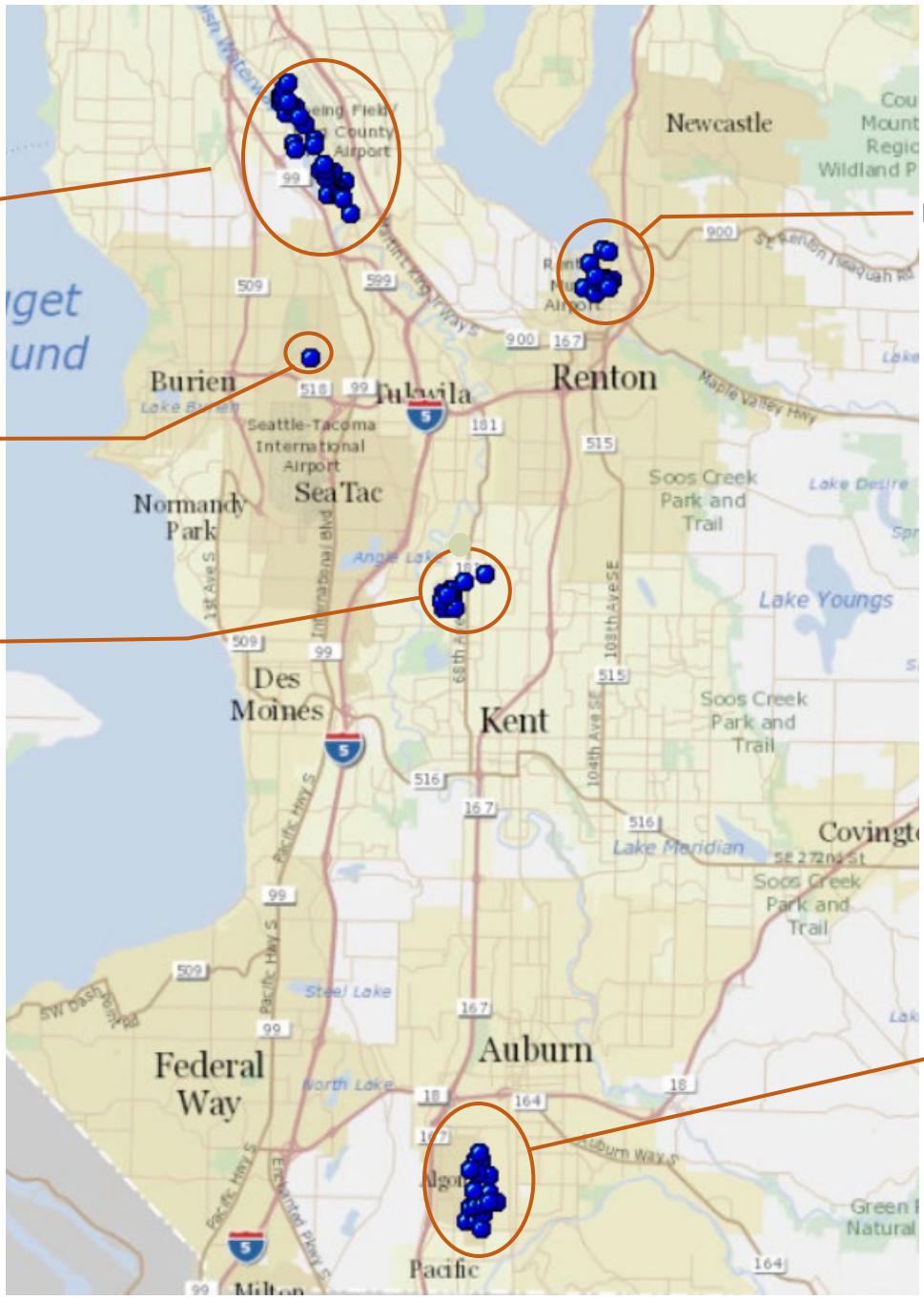
Area Description

Boeing properties are divided into seven distinct neighborhoods within King County. As shown in the map below:

Boeing Field
Plant 2
South Park
Thompson Site

Spares Distribution Center

Kent Space Center



Renton Facilities

Auburn Fabrication Division

Area Market Conditions

Boeing over the past years has been dealing with multiple significant business challenges. The two most prominent involve the 737-MAX, the global public health response to try and slow the spread of COVID-19, and recently greater market shares in competitors.

On October 29, 2018, Indonesian Lion Air Flight 610 crashed 12 minutes after takeoff, killing 189 passengers. On March 10, 2019, Ethiopian Airlines Flight 302 crashed and killed all 157 passengers. Both incidents were 737 MAX planes delivered less than four months prior and caused by software forcing the plane's nose downward. As a result, all 737 MAX planes were grounded worldwide in the spring of 2019. In November 2020, the FAA outlined a plan that allowed Boeing to unground the 737s[1].

Due to these 737 MAX issues, public scrutiny has increased as the solution for this plane continued to be delayed. This issue led to the resignation of Dennis Muilenburg as chairman and CEO in late 2019. In January 2020, Boeing announced their first unprofitable year since 1997, a net loss of $636 million, as expenses continued while airlines canceled sales orders. These losses increased to $11.9 billion in 2020 as the pandemic ravaged travel, 787s had production issues, 737s continued to be grounded. And in 2021, Boeing agreed to pay $2.5 billion dollars to settle criminal accusations related to the two 737 Max cases.

In early 2020, governments worldwide imposed travel restrictions and lockdowns to slow the spread of the SARS-CoV-2 virus that causes the COVID-19 disease. These lockdowns have enormously impacted on the global economy, particularly on the airline sector. According to The International Air Transport Association (IATA), 2020 had the sharpest yearly decline ever recorded for passenger air traffic volumes, primarily due to COVID-19. Global air travel demand dropped 70-80% depending on the geographic regions[2]. This extreme drop in demand has forced airlines into financial stress and to reevaluate their plans to purchase new jets.

In response to all the above, Boeing announced on April 29, 2020, laying off 16,100 employees worldwide. On May 27, 2020, Boeing announced that 5,520 employees agreed to a voluntary departure program, and another 6,770 employees would be involuntarily laid off. As of December 2024, Boeing employed 172,449 globally, with 67,567 in Washington State[3] which would be an increase over the prior year. In 2024, Boeing announced plans to lay off about 10% of its workforce including 2,199 workers in Washington, most of which will occur in Everett.

1. https://www.faa.gov/news/updates/?newsId=93206
2. https://www.iata.org/en/pressroom/pr/2021-02-03-02/
3. http://www.boeing.com/company/general-info/#/employment-data

Boeing was the largest employer in Washington State as of 2019, but they lost this status to Amazon in late 2020[1]. While the airline industry has seen a significant drop in demand, online shopping has seen a substantial increase; Amazon has been a massive beneficiary of that increased demand. Amazon now appears to be the top employer in Washington State with 1,608,000 employees and Boeing has slipped as Costco, Microsoft, Providence Health, the University of Washington, etc., have gained employees.

As the recovery from the pandemic began in 2021, Boeing received positive news on top of orders for the Max. In March 2021, Southwest Airlines placed]\ 349 Max firm orders and 270 Max option orders, citing significant contributions to their success[2]. In June 2021, United Airlines placed an order for 200 more planes which increased their 737 Max orders to 380 outstanding orders[3]. As of December 31, 2024, the 737 MAX10 was not certified by the FAA for approval.

In May 2022, Boeing announced plans to move its global headquarters from Chicago to Arlington, Virginia. In 2022, Boeing delivered 480 commercial airplanes worldwide. The company worked hard in 2022 to stabilize 737 production, resume 787 deliveries, launch the 777-8 Freighter and meet customer commitments. While Boeing has managed to bounce back from its major issues from 2018-2020, there were still challenges in 2022. The first challenge that Boeing faced in 2022 was the shortage of precision casting and forgings from its propulsion suppliers. The second challenge and still a problem as of 2023 is the potential shortage of titanium due to the conflict with Russia escalated, as Russia controls much of the world's titanium[4]. Boeing expects these challenges to persist through the end of 2023 due to labor shortages with its smaller supply chain suppliers.

In 2023 Boeing received multiple large orders, the first being a record order from Air India for 220 aircraft totaling $45.9 billion dollars. A second large order from Ryanair out of Ireland was confirmed for 300 737 Max 10s and a price tag of $40 billion. At the 2023 Paris Air Show they secured a total of 356 new aircraft orders. The Dubai Airshow also proved to be a success as compared to Boeing's major competitor Airbus where Boeing sold three times as many planes. Boeing closed the year by delivering 528 aircraft and booking 1,314 net new orders after allowing for cancellations. This is up from 480 deliveries and 774 net new orders in 2022. 2023 was Boeing's third-best year. That being said, Boeing's European rival Airbus broke records for gross and net orders and delivered 735 planes, beating Boeing by a significant margin.

Boeing faced significant challenges throughout 2024, marked by a series of high-profile incidents and setbacks. In January, a Boeing 737 Max 9 aircraft experienced a midflight emergency when a rear door plug detached, prompting investigations into Boeing's manufacturing practices and its oversight relationship with the Federal Aviation

Administration (FAA). The company's space division also encountered difficulties when the Starliner spacecraft, initially scheduled for an eight-day crewed mission to the International Space Station, was deemed unsafe for astronaut return due to propulsion system failures and helium leaks. As a result, the capsule returned to Earth uncrewed, while the astronauts remained aboard the ISS for over nine months before being retrieved by SpaceX's Crew Dragon spacecraft. Further compounding Boeing's operational challenges, more than 33,000 machinists initiated a 53-day strike in September, following the rejection of a proposed labor contract. The strike halted production of key aircraft models, including the 737 Max, and cost the company billions in lost output. As a result, Boeing ended 2024 with a $11.8 billion dollar loss and Q4 revenue fell 31% year over year.

Boeing's production trajectory for the 737 MAX was tightly controlled following the January 2024 Alaska Airlines Flight 1282 incident, in which a mid-cabin door plug separated due to missing retention bolts, prompting the FAA to impose a hard cap of 38 aircraft per month. Over the next eighteen months, Boeing worked through a series of FAA-defined performance and quality gates aimed at strengthening manufacturing discipline, documentation accuracy, and supplier oversight. After demonstrating sustained improvement, Boeing received FAA approval in October 2025 to raise output to 42 aircraft per month, marking the first step in a phased return to higher production. Continued progress allowed a further increase to 47 aircraft per month in May of 2026, signaling growing regulatory confidence in Boeing's quality-management reforms and its ability to maintain stable, compliant production at scale.

1. https://www.businessinsider.com/amazon-passes-boeing-washington-state-largest-employer-2021-1
2. https://thepointsguy.com/news/southwest-massive-737-max-order/
3. https://www.aero-mag.com/boeing-737-max-united-airlines-29062021/
4. airlineweekly.com/2022/01/boeing-looks-for-silver-linings-in-its-multiple-challenges/

Analysis Process

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: June 09, 2026

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current anticipated use patterns, indicates the land's highest and best use. The highest and best use of a property must be reasonably probable, legally permissible, physically possible, financially feasible, and maximally productive.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing improvements represent the highest and best use of most sites. Most appraised parcels are industrial/manufacturing uses in industrially zoned areas and are considered "specialty properties." Any opinion not consistent with this is expressly noted in our records and considered in the valuation of the specific parcel. The existing uses will continue until land value, in its highest and best use, exceeds the sum of the value of the entire property in its current 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 typically assigned to the improvements.

Special Assumptions, Departures, and Limiting Conditions

The economic income and cost approaches to value were considered for this mass appraisal valuation. The geographic appraiser used land sales to establish land values.

No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends.

This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6

Scope of Data

Physical Inspection Identification

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 in accordance with the findings of the physical inspection. Boeing's Renton properties, a figure of 6 out of 42 improved parcels were inspected, though the total parcel count is 78. The vacant land parcels owned by Boeing are inspected on the geo appraiser's inspection schedule.

Specialty Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
625	10	Boeing Renton	6	78	7.69%
Specialty 625 Inspection Totals			**6**	**78**	**7.69%**

Land Value Data

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

Improved Parcel Total Value Data

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division Sales Identification Section. Data is analyzed and investigated by the appraiser in the process of revaluation. All sales are verified, if possible, by contacting either the purchaser or seller or contacting the real estate broker and reviewing sale transaction data from online subscription sources. Characteristic data is verified for all sales, if possible. If necessary, a site inspection is made. Sales are subsequently listed in the "Sales Used" and "Sales Not Used" sections of this report.

Improved Parcel Total Values

Sales Comparison Approach Description

The sales comparison approach was not relied on because there are too few quality sales to form an efficient market. In general, Boeing properties rarely sell for investment purposes that are at fee simple market value. No sales were recorded from Boeing over the preceding 3 years.

2021 was a big year for real estate sales from Boeing. First, in June 2021, Boeing sold its Bellevue office campus at 2760 160th Ave NE for $139 million. This campus includes four office buildings, one warehouse/office building, and a data center building. The subject was marketed by Cushman & Wakefield without a sales price. This sale occurred as a leaseback to Boeing for two years, allowing Boeing to have sufficient time to vacate the campus by 2023 fully. At the beginning of 2022, the campus was listed for lease by the Broderick Group.

In December of 2021, Boeing sold two parcels that contained two offices and a parking garage in the downtown Renton area for $12 million to an investment development business. These offices were entirely vacant at the time of sale, with plans for demolishing the smaller office building. The current redevelopment proposal is for two new mixed-use buildings with over 400,000 gross square feet of residential area with 400+ residential units and 20,000 square feet of commercial space. There are some environmental challenges noted to the site.

Further, in December of 2021, the Longacres campus sold for $100 million. This 33-parcel sale will include the Longacres office headquarters, a daycare, and a warehouse/office building. Plans for the site are for it to be redeveloped with a multitude of uses according to preliminary docs submitted to the city. As of May 2022, the southern office building has been repurposed for the new Seattle Sounders soccer team facility with plans for five new soccer fields. The North office will be rehabilitated and eventually will be occupied by Blue Origin once tenant improvements are complete, and potential further construction could include a new parking garage, retail, restaurant, boat launch, and multi-family housing on the western parcels of the sale/lake. Wetlands were noted in prelim docs. No future changes were known or expected to the daycare building on the eastern side of Oakesdale.

In January of 2020, Boeing sold 54 acres from its Kent campus. No buildings were included in this sale as (Building 18-42), and others were demolished before the sale. At the time of purchase,

the vacant land sold for $60,000,000 or $24.32 per SF. The buyer was an industrial arm of Blackstone, with plans to build a six-building industrial business park that will span 800,000sf.[1]

In February 2018, Boeing sold its Duwamish Towers office campus at 2925 S 112th Street in Tukwila (Building 11-14). The property includes 384,543 square feet of office plus an 89,000 square foot parking garage. It was 100% vacant at the time of sale and sold for a liquidation value of $19,500,000. Boeing purchased the buildings in 1989 for $54,600,000. A Boeing representative said in May 2017 that the buildings were old with no asking price "as part of Boeing's ongoing efforts to reduce costs."[2] Thus, this sale is not considered representative of market value. The buyer was Amerco, the parent company of U-Haul, who converted it into a large self-storage facility[3] with the lobby into a truck rental center.

Cost Approach Model Description

The Marshall & Swift Commercial Estimator was utilized to calculate the reproduction cost of an improvement and deduct the appropriate depreciation. The Marshall & Swift Valuation Service adjusts costs to the western United States region and the Seattle area. Cost estimates may be relied upon for the valuation of special use properties where comparable sales data and/or income/expense information may not be available. Most Boeing parcels that were valued using the cost approach in prior years were switched to the income approach for the 2026 valuation.

Cost Calibration

The Marshall & Swift cost modeling system, built into the Assessor's Real Property Application, is re-calibrated annually to the Western Region and Seattle area.

Income Capitalization Approach Model Description

A direct capitalization income approach estimate was calculated for all office properties within the Boeing specialty. In addition, the industrial and office campuses were valued using the income approach. The economic income models used to value Boeing office properties were developed using data from the office and industrial specialist appraisers. Like the office specialty, the Boeing offices valued by the economic income models typically have over 90,000 square feet of net rentable area. They are considered class A or B investment-grade properties. Income

[1] https://www.bizjournals.com/seattle/news/2020/01/09/boeing-kent-blackstone-link-industrial-panattoni.html
[2] https://www.bizjournals.com/seattle/news/2017/05/30/boeing-office-buildings-for-sale-bellevue-tukwila.html
[3] https://www.bizjournals.com/seattle/news/2018/02/21/u-haul-tukwila-self-storage-boeing-duwamish-towers.html

parameters were derived from the marketplace through real estate sales, the sales verification process, tenants, owners, rent rolls from appeals, and a compilation of published sources. Similar uses were grouped with income rates that were correlated to effective age and building quality. For a detailed discussion of the development of the income data used for valuation, refer to the specialty reports titled: *Major Office Specialty Area 280, 2026 Valuation & Industrial Specialty Area 540, 2026 Valuation.*

Income approach calibration

Income tables were developed for each geographic neighborhood containing Boeing office buildings. The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates using adjustments based on size, quality of construction, and the effective age. The following table summarizes the parameters used in the income tables, which provided the basis for the income value estimate calculations.

Typical Income Model Parameters				
Neighborhood	Typical Rent per SF	Vacancy	Expenses	Cap Rate
Renton	$20 - $26	20%	45%	7.5-8.5%
Kent – Office	$20 - $26	15%-20%	45%	7.5-8.5%
Kent – Lab	$11.5 - $14	7%	10%	5.75%-6%
Kent - Storage	$11 - $13	7%	10%	5.75%-6%
Spares Distribution Center	$11 - $17	8%	10%	5.75%-6%

Reconciliation

The specialty appraiser individually reviewed each parcel for the correctness of the model application before the final value was selected. For most improved Boeing properties, the income approach was given the greatest weight due to the strong availability of income data. The sales comparison approach was assigned secondary weight, as market sales of large-scale, specialized buildings similar to those owned by Boeing remain limited. The cost approach received minimal consideration for the 2026 valuation because of the age of the improvements and the difficulty of quantifying functional or economic obsolescence associated with large industrial structures.

Model Validation

Total Value Conclusions, Recommendations, and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is reviewed, and a value is 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 in the valuation area.

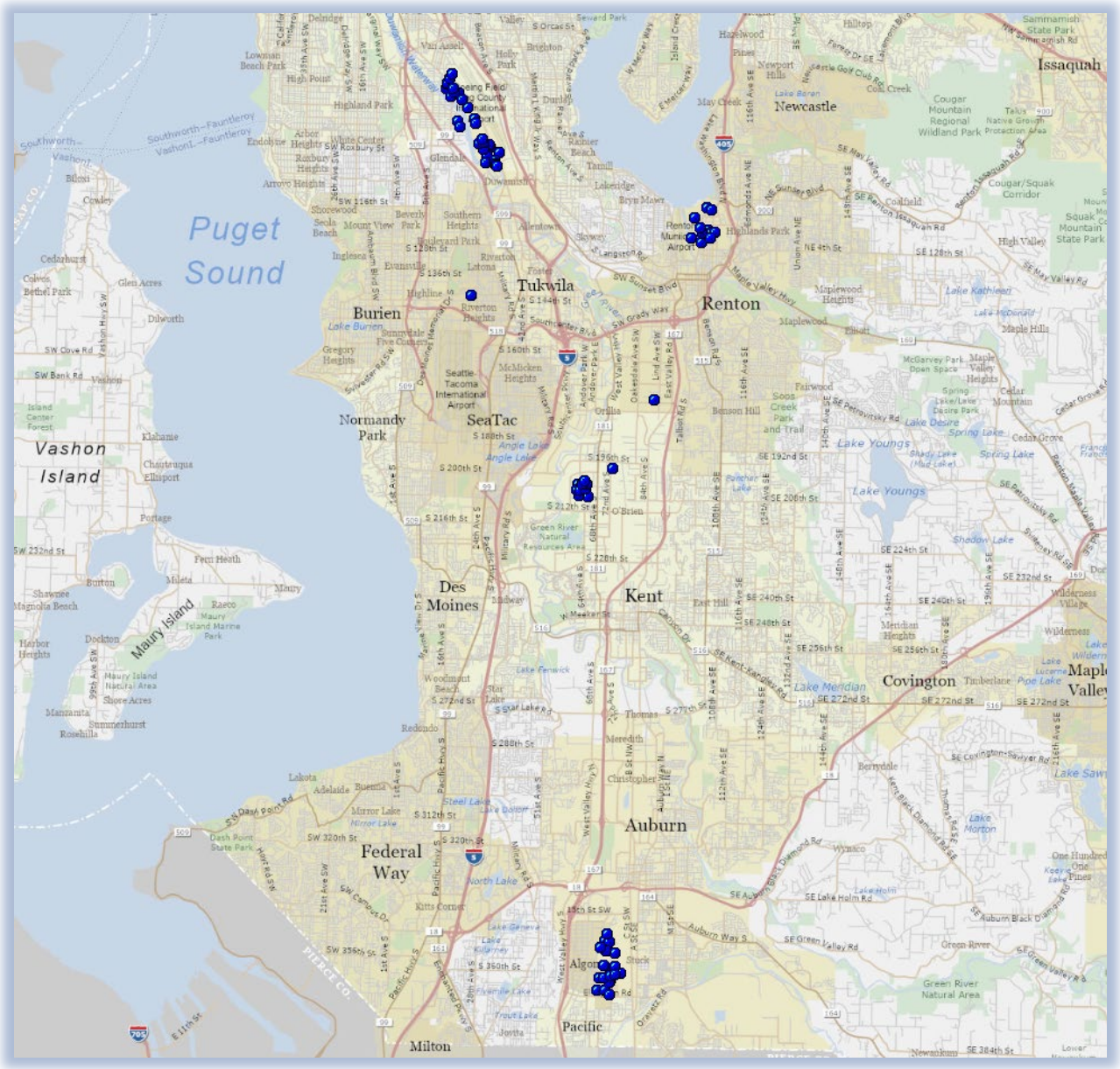
Total Value Change

The total assessed value for the 2025 Assessment Year for Specialty Area 625 was $1,941,144,700 The total recommended assessed value for the 2026 Assessment Year is $2,490,047,865. Application of these recommended values for the 2026 Assessment Year results in an annual increase of +28.28%.

The majority of the value increase for 2026 results from transitioning the valuation methodology for industrial properties from the cost approach to the income approach. The income approach is widely recognized as the more reliable and appropriate method for valuing older industrial properties, including those appraised under the Boeing Specialty. The income approach more accurately reflects market behavior and investor expectations. The resulting 2026 values for Boeing's industrial properties are further supported by comparable sales, which validates the reasonableness of the 2026 increases.

CHANGE IN TOTAL ASSESSED VALUE			
2025 Total Value	2026 Total Value	$ Change	% Change
$1,941,144,700	$2,490,047,865	$ 548,903,165	28.28%

SPECIALTY 625 BOEING MAP



USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The Assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP 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.

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

Definition and date of value estimate:

Market Value

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

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

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of 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 not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

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

> *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. 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 taken into consideration, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility but not reasonably probable of occurrence shall not be considered in valuing the property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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 owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (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 state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on January 1 at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

…the ultimate appraisal should endeavor to arrive at the property's fair market value as if it were an unencumbered fee…

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

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

Assumptions and Limiting Conditions:

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

13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- No one provided provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
    - Ryan Jimenez
    - 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

Heather Gust: Commercial Appraiser II Date

Specialty 625 - Boeing - 2026 Physical Inspection					
Spec	Nbhd	Major	Minor	Property Name	SitusAddr
625	10	088661	0030	Boeing Renton	800 N 6TH ST
625	10	088661	0050	Boeing Renton	820 N 6TH ST
625	10	088661	0060	Boeing Renton	635 PARK AVE N
625	10	088661	0080	Boeing Renton	800 PARK AVE N
625	35	788360	8601	Boeing Renton	1420 S TRENTON ST
625	35	788360	8603	Boeing Renton	1420 S TRENTON ST

King County

Department of Assessments
KSC – AS – 0708
201 S. Jackson St.
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 2026 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, 2026, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, 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