

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

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

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

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 a 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

Washington Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

Maria Ramirez, Commercial Appraiser II

Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 16, 2008

The following appraiser did the valuation for geographic area 70:

Maria Ramirez – Commercial Appraiser II

Highest and Best Use Analysis

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

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

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

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

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 12/2007 were considered in all analyses
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

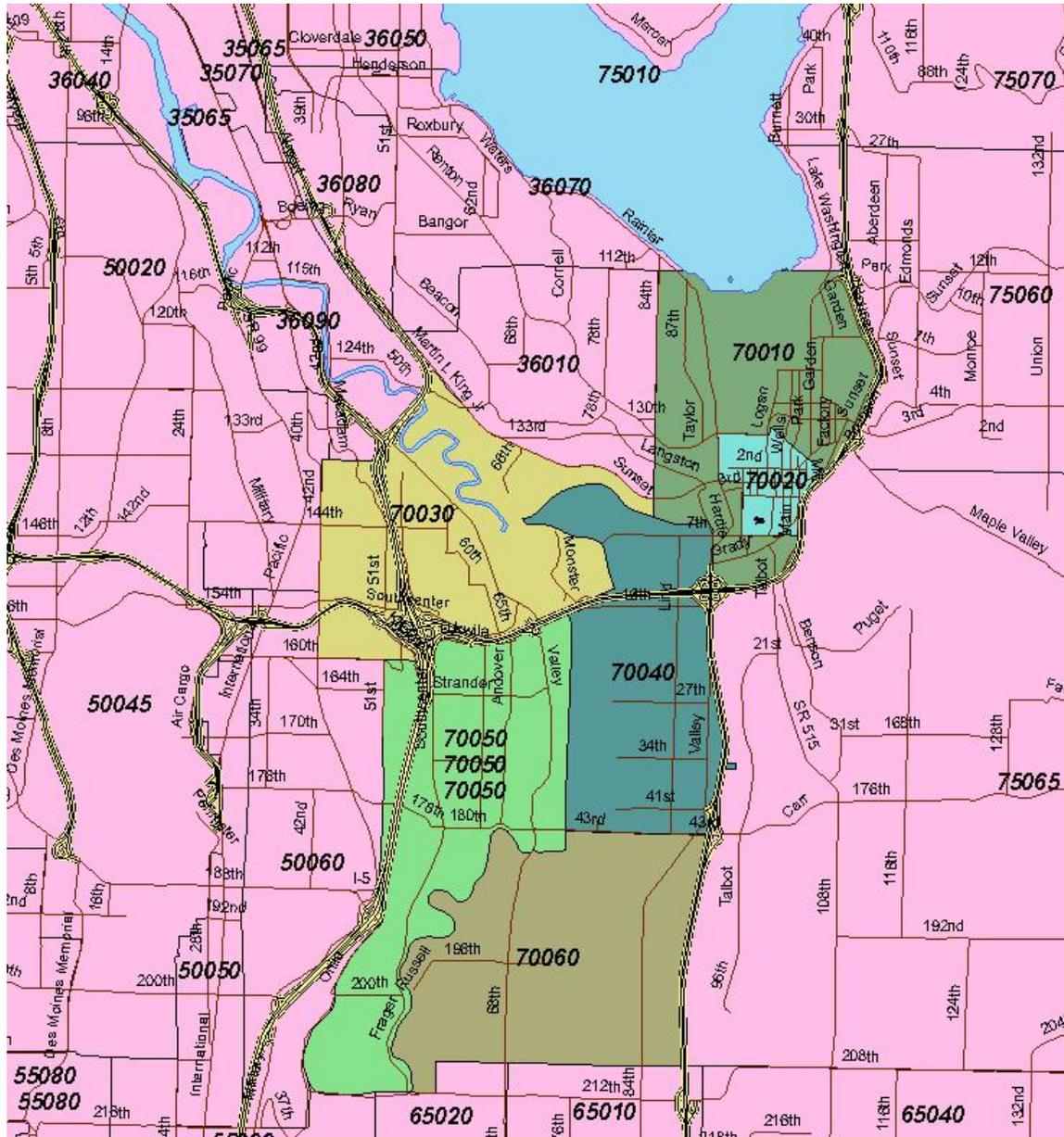
Name or Designation: *RENTON, TUKWILA, KENT, AND areas of UNINCORPORATED KING COUNTY*

Area 70

BOUNDARIES:

Area 70 consists of the cities of Renton, Tukwila, North Kent, and unincorporated King County. It is bounded on the South beginning at the intersection of S 208th Street and Interstate 5. The southerly boundary begins at this intersection and follows and/or approximates S 208th Street easterly to the East Valley Freeway. The boundary then follows the East Valley Freeway north to meet I-405. Turning northerly, the line follows the I-405 freeway to NE 12th Street, then turns westerly to cross the southern end of Lake Washington and proceeds to 84th Avenue South. Following the line between ranges 4 and 5, the boundary turns south to SR 900. The boundary follows SR 900 northwesterly to I-5, turns southerly and follows I-5 to its intersection with the SE 1/4 of Section 15-23-4. The boundary then resumes following 1/4 Section lines: along S 136th Street, west to 42nd Avenue South, south to S 160th Street, east to 51st Avenue South and south to join S 192nd Street, near Interstate 5. Finally, the line follows Interstate 5 to its intersection with S 208th Street to complete this description

Maps:



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

Area Description:

Area 70 encompasses the major portions of the municipalities of Renton and Tukwila, the unincorporated areas of Skyway and Bryn Mawr, and the northern tip of Kent

Area 70-10: North Renton and Portion of South Renton

Boundaries:

This area begins in the most northerly portion of Renton west of the Renton Airport and continues south along both the easterly and westerly sides of Rainier Avenue to include the very northerly part of downtown Renton. Then it continues south through Grady way but excluding the downtown neighborhood of Renton.

Neighborhood Description:

Located in 70-10 is the **Renton Airport**. The Renton Airport Advisory Committee is considering a new layout plan for the Renton Municipal Airport that will enable both Boeing to test its next generation 737s and support general aviation use¹.



The Renton Airport Apron configuration is as follows:

- Apron A, the East side of the airport, a major portion is leased by Boeing for their 737s testing ground and would need additional land for the 4,400+ record best selling single aisle-jetliner.
- Apron B, the West side of the airport, is currently vacant since Boeing gave back the land unofficially in 2003 and officially in 2007 to the City of Renton.
- Apron C, the other section of the airport, a six acre tie-down area north of the airport's control tower, left open for general aviation use.

¹ Renton Reporter

The first phase of the **Landing** was completed in the fall of 2007.

The Landing in Renton is a mixed use urban living and a Power Shopping Center.



Lowes Home & Garden, Target, Staples, Petco, Sleep Country, Panda Express, & Verizon have all opened for business. The Fairfield Apartments are halfway thru completion of their phase I of approximately 440 units. The Landing Phase II is currently under construction with future tenants like Joe's Sports, LA Fitness, Ross Dress for Less, Red Robbin, and the 14 screen Regal Cinema.

The 195 unit Bristol II Apartments began construction in 2007. A 110 unit apartment building is planned for 5th and Williams.

Area 70-20: Renton Central Business District

Boundaries:

It is located along the easterly side of Rainier Avenue and continues along the westerly side of Cedar River. Then it bounded on the north of Grady Way and continues south of Airport Way.

Neighborhood Description:

This area is the Commercial Business District of Renton known as Downtown Renton. It is comprised of mixed use properties with retail on the first floor and residential on the upper floors. Most of the buildings in this neighborhood were built prior to the 1960's and some were remodeled and updated to keep up with the changing economy. The demands in this area evident of the new construction trend are mostly mixed use and multi-family buildings. This is a neighborhood in transition.

The 155 unit Merrill Gardens Retirement Home and the 106 unit Parkside Apartments were completed in 2007.

Liberty Square, 92 units (low income housing)

Area 70-30: Northeast Tukwila/Southwest Renton

Boundaries:

This portion of Area 70 includes the northerly section of Tukwila from Southcenter Boulevard continues north parallel to the easterly side of I-5. It includes the portion of Renton parallel to the northerly side of I-405.

Neighborhood Description:

The City owns approximately 6 acres of prime land located at the intersection of Tukwila International Boulevard and South 144th Street. The City is proposing a known as Tukwila Village, a mixed use community. The concept features a mixed-use development with a public commons, retail, office, and residential anchored by a 9,000 square foot King County Library. The plan includes community leasing strategies, and pro-forma economic analysis.



vacant land
Boulevard and
development
The concept
commons,
square foot
buildings,

Area 70-40: South Renton

Boundaries:

The boundaries of this neighborhood situated on the northerly portion of South 180th Street continue up to the southerly portion of Grady Way. Then it is bounded on the westerly side of Highway 167 all the way to the easterly side of West Valley Highway. It also includes the parcels along Grady Way north of I-405 that is zoned commercial arterial.

Neighborhood Description:

This area includes the southern portion of Renton which is predominantly industrial zoned properties.

Major changes are in progress in **Renton's Auto Mall District** (partially in 70-10). The present growth and decline of auto dealerships in this neighborhood is the result of the market influence and demand of import cars versus domestic cars. The following auto dealership is either expanding or closing their business:

- Sound Ford and Sound Mazda of Renton (70-10) scaled back their business and closed their former location on the Northeast corner of Rainier and Grady Way. The entire property consists of 4 parcels for sale. They relocated their business from the Southwest corner of Rainier and Grady Way to a much smaller property.
- The Scion dealership closed their current location and merged their operation with Toyota of Renton.
- Lincoln Mercury closed their auto dealership business in Renton.
- Toyota of Renton expanded their auto dealership with an impressive major addition and remodeling of their current building.
- Renton Honda is spending \$1.4 million remodeling their showroom and adding a mezzanine area, and has purchased the adjacent property in order to relocate their growing service department.
- Younker Nissan will soon abandon their current location to a new modern and larger location next to the East Valley Highway.

Other major construction projects in Renton are located in the Southern portion of the city where it is heavily impacted by light manufacturing and industrial businesses:

- Tarragon's Cedar River Business Park
- Boeing Longacres surplus vacant land plotted and some were sold to companies like Bank of America (with building under construction for their future operation center), Federal Reserved Bank of San Francisco.
- Expansion of the Puget Sound Blood Bank.
- Harper's Engineering is moving from South Tobin St to their new home on 7th Ave. SW.

Area 70-50: Tukwila – Southcenter Commercial District

Boundaries:

This area includes the Southcenter area south of I-405 down to the northern boundary for the City of Kent. From the easterly side of I-5 south all the way to the westerly side of the West Valley Highway.

Neighborhood Description:

Located in this area is the regions largest shopping mall, Westfield Shopping center, previously known as Southcenter. Westfield Southcenter Mall is planning a major extraordinary transformation expansion. They are adding an additional 400,000 square feet of retail, a three-story atrium, six signature restaurants, two covered parking structures and a state-of-the-art 16-screen AMC theatre. The three level expansions will feature a dining terrace on the second level with plush fireside seating and views of Mt. Rainier through an awe-inspiring 90-foot glass facade. This expansion will add 75 specialty stores, opening in 2008. The first phase that will be noticeable to shoppers is the construction of the two 3 story garages, which will provide 1,100 parking stalls in total².



Clearwater Spas & Stove was demolished in 2007 to make way for a new California Pizza restaurant chain in the corner of Andover Park West & Baker Blvd. across Westfield Southcenter Mall.

Other major commercial projects either ready for occupancy, under construction or under permitting process in this neighborhood are the following:

- An old Texaco gas station in the corner of Andover Park East and Tukwila Parkway was demolished and purchased by Radovich developer for a future retail store.
- A new 16,000 square foot line retail building will open in the summer of 2008 adding 4 new retail tenants.
- A new 30,000+ LA Fitness is under construction adjacent to ACME bowling.
- A new 9,700sf retail building adjacent to Family Fun Center is ready for occupancy.

Area 70-60: North Kent

Boundaries:

This neighborhood encompasses the northerly section of Kent, running from S. 208th Street and continuing north to S. 180th Street. It is located west of Highway 167 and east of the Green River.

Neighborhood Description:

² Westfield Southcenter Website

Area 70 neighborhood 60 is the Northern portion of the Kent Valley industrial area. This neighborhood has one of the largest concentrations of distribution, warehousing, and manufacturing facilities in North America - more than 45 million square feet of building space.

Other major commercial projects either ready for occupancy or under construction are as follows:

- Two new line Retail buildings at the major intersection of West Valley Highway and South 180th St.
- New Retail/Office building on land formerly owned by Boeing on West Valley Highway and South 208th St. across from the Boeing Space Center.
- A former light manufacturing building previously occupied by Zyza Tech was purchased by Kvichak Marine, designer & builder of marine vessels, under contract with the US Coast Guard. Zyza Tech was bought by General Electric and closed down the operation in Washington State to consolidate operations in Minnesota State.

Following is the parcel count for Area 70 broken down by number of parcels found in each neighborhood.

Area Neighborhood	Parcel Counts	Percent
70-10	297	16.70%
70-20	300	16.80%
70-30	284	16.00%
70-40	293	16.50%
70-50	282	15.80%
70-60	325	18.20%
Total	1,781	100.00%

PHYSICAL INSPECTION AREA:

The area physically inspected for 2008 is identified as area 70-20 on the map included in this report. The neighborhood boundaries fall within the City of Renton Downtown core. A total of 300 parcels (vacant and improve but excluding specialty parcels) were inspected for this year. The boundaries of the general neighborhood may be delineated as follows:

Northerly: Southern end of Lake Washington
Southerly: South Grady Way
Easterly: Cedar River
Westerly: Rainier Ave. South

Preliminary Ratio Analysis

A Preliminary Ratio Study was done in January of 2008. The study included sales of improved parcels showing a weighted mean ratio of 89.60%, indicating the need for revaluation.

The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the weighted mean of 96.3 % and the COV improved to 13.99%. The PRD is 1.03. All are within IAAO parameters. Summary table of statistical ratios are as follows:

	2007 Ratio	2008 Ratio
Assessment Level	89.60%	96.3%
Coefficient of Dispersion	13.03%	9.69%
Coefficient of Variation	19.38%	13.99%
Standard Deviation	17.31%	13.92%
Price Related Differential	1.00%	1.03%

Scope of Data

Land Value Data:

Vacant sales from 1/1/2005 to 12/31/2007 were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

ZONING DISTRICTS AND DESIGNATIONS:

CITY OF RENTON

RESIDENTIAL/MULTI FAMILY MIXED USE CENTERS

- (RC) Resource Conservation**
- (R-1) Residential 1du/ac**
- (R-4) Residential 4du/ac**
- (R-8) Residential 8du/ac**
- (RMH) Residential Manufactured Homes**
- (R-10) Residential 10du/ac**
- (R-14) Residential 14du/ac**
- (RM-F) Residential Multi-Family**
- (RM-T) Resi. Multi-Family Traditional**
- (RM-U) Resi. Multi-Family Urban Center**

MIXED USE COMMERCIAL CENTERS

- CV) Center Village**
- (UC-N1) Urban Center North 1**
- (UC-N2) Urban Center North 2**
- (CD) Center Downtown**
- (COR) Commercial/Office/Residential**
- (CA) Commercial Arterial**
- (CO) Commercial Office**
- (CN) Commercial Neighborhood**

INDUSTRIAL

- (IL) Industrial Light**
- (IM) Industrial Medium**
- (IH) Industrial Heavy**

CITY OF TUKWILA

RESIDENTIAL/MULTI FAMILY MIXED USE CENTERS

- (LDR) Low Density Residential**
- (MDR) Medium Density Residential**
- (HDR) High Density Residential**

MIXED USE COMMERCIAL CENTERS

(O) Office
(MUO) Mixed Use Office
(RCC) Residential Commercial Center
(NCC) Neighborhood Commercial Center
(RC) Regional Commercial
(RCM) Regional Commercial Mixed Use
(TUC) Tukwila Urban Center

INDUSTRIAL

(C/LI) Commercial Light Industrial
(TVS) Tukwila Valley South
(LI) Light Industrial
(HI) Heavy Industrial
(MIC/L) Manufacturing Industrial Center/Light Industrial
(MIC/H) Manufacturing Industrial Center/Heavy Industrial

CITY OF KENT

COMMERCIAL CENTERS

(CC) Community Commercial District
(GC) General Commercial District

INDUSTRIAL

(MA) Industrial Agricultural District
(M1) Industrial Park District
(M2) Limited Industrial District
(M3) General Industrial District

UNINCORPORATED KING COUNTY

RESIDENTIAL/MULTI FAMILY

- (R10) Residential 10du/ac**
- (R12) Residential 12du/ac**
- (R18) Residential 18du/ac**
- (R48) Residential 48du/ac**

COMMERCIAL/INDUSTRIAL

- (CB) Commercial Business**
- (HI) Heavy Industrial**

Land Value

Land Sales, Analysis, Conclusions

Thirty five land sales have occurred in all of Area 70 from 1/1/2005 to 12/31/2007. The changed of use and data of four sales preclude them from being included in the ratio study. Overall, there were thirty one sales which warrant primary consideration in the revaluation of land in Area 70.

Sales were analyzed based on zoning, location and lot size. When possible, each neighborhood was valued based on sales within that neighborhood. In the absence of sales in a subject neighborhood, sales from other competing neighborhoods were given consideration.

Location and zoning were the major factors considered for adjustments. The following table shows the majority of land sales used in this report.

Land Sales by Neighborhood Zoning and Price Per Square Foot					
<i>Neighborhood</i>	<i>Zoning</i>	<i>Sale Count</i>	<i>High Sale</i>	<i>Low Sale</i>	<i>Median Sale</i>
10	CA, CB, UC-N1	4	\$50.20	\$19.23	\$20.00
	RCM	2	\$11.86	\$10.00	\$11.00
20	CD	7	\$65.10	\$20.66	\$40.00
	CA	1	\$11.99	\$11.99	\$12.00
30	CA, O CBP, RCM	4*	\$31.08	\$9.06	\$15.00
	R10	1	\$5.93	\$5.93	\$6.00
40	CO	2	\$23.50	\$16.21	\$18.00
	IM, IL	2	17.51	9.87	\$12.00
50	TUC, GC	5	\$32.23	\$14.99	\$20.00
	TVS	1	\$10.92	\$10.92	\$10.00
60	M2, M1	2*	8.01	6.57	\$7.50

*excludes wetland sales.

The recommended land values for all land parcels in area 70 for the 2008-assessment year generate a total change from the 2007 assessments of +19.96%. Approximately, 82.20% of the total parcels in this area have experienced an increase in assessed land value. Another 0.80% has experienced a reduction in assessed value. Finally, 17% show no change in assessed value. The total assessed land value for the 2007 assessment year for Area 70 is \$ 2,367,150,600. The total recommended assessed land value for the 2008-assessment year is \$ 2,839,550,300³.

The recommended land value ranges for Area 70 by zone and jurisdiction can be found on the following table.

³ The total values for 2007 & 2008 AV reflect all the land parcels in Area 70

The following is a discussion of the sales and value analysis for each neighborhood in Area 70:

Area 70-10: North Renton and Portion of South Renton

Six land sales occurred in the months from 1/1/2005 to 12/31/2007 in this neighborhood. Comparable land sales from competing neighborhoods were also used in the analysis of land values in this neighborhood. The following are the breakdown analysis of these sales:

- The sale of a parcel in The Landing by Harvest Partners, LLC (a developer) to Target is not considered a good indication of land value as it was sold at a discount to attract an anchor tenant. Harvest Partners recognized a profit from the sale to Fairfield Apt., LLC for \$40/sf. See sale #6.
- Fry's Electronics, with excess land, segregated their parcel into two lots and sold the newly created parcel to Lowes Home & Garden for \$20/sf. See sale #5.
- Sale #1, an old Used Car dealership in the Commercial Arterial (CA) zoned area in Downtown Renton was sold for future construction of a bank. At \$50/sf this is at the high end of the market range. Sales of CA zoned properties in this area generally sell in the range of \$15 to \$25.

Commercially zoned properties in this area are assessed from \$15.00-\$25.00 per square foot depending on the size and arterial location. Those CA zoned parcels located in the Downtown core are valued at \$35.00/sf. Multi-family zoned parcels are generally located in the older sections of this neighborhood. These parcels are small lots and usually require two or more to develop. Multi-family zoned land is assessed from \$10.00-\$15.00 per square foot with the exception of waterfront property which is assessed at \$20.00-\$35.00 per square foot. A site value was used on smaller size land under 10,000 square feet equalizing it with adjacent Residential values. The industrial portion of this area is located near the Boeing Plant in the northerly part of 70-10. The industrially zoned land is assessed at \$10.00 to \$15.00 per square foot.

Area 70-20: Renton Central Business District

Eight land sales have occurred in the months from 1/1/2005 to 12/31/2007 in this area. Development in the downtown area of Renton has generated most of the land value adjustments in this neighborhood since 2005 and is still the biggest influential factor for this revalue period. Potential investors and developers are continuously paying premium prices especially for those smaller lots. High demand for mixed-use development in this neighborhood still exists due to great amenities available to downtown living.

- Sale 8 & 9 are now improved with a retirement homes.
- Sale 14 & 15 are in the preliminary permitting process for apartment with retail.
- Sale 10 to 13 were investment holdings for future development.

Commercial Arterial zoned properties in this area are assessed from \$15.00-\$20.00 per square foot. Downtown Commercial zoned properties are assessed at \$40.00 per square foot. Multi-family zoned parcels are usually smaller lots and may require two or more to develop. Multi-family zoned land is assessed at \$15.00 per square foot.

Area 70-30: Northeast Tukwila/Southwest Renton

Seven land sales have occurred in the months from 1/1/2005 to 12/31/2007 in this area. The commercial properties in this area are located mainly along Interurban Avenue and Southcenter Boulevard in Tukwila and Grady Way in Renton. Commercial values along Grady Way are equalized

with those similarly zoned in neighborhood 70-40. Industrial properties situated along Interurban Avenue are assessed from \$6.50 to \$8.00 per square foot and along Grady Way are assessed at \$8.00 to \$10.00. Commercial properties on Southcenter Boulevard are assessed at \$12.00 to \$ 15.00 per square foot and on Interurban Ave. they are assessed at \$10.00 to \$15.00 per square foot. Parcels with topography problems were discounted.

Multi-Family zoned properties are valued from \$5.00-\$12.00 per square foot. Any adjustments made are primarily to improve uniformity and sensitive areas discount.

Area 70-40: South Renton

Six land sales occurred in the months from 1/1/2005 to 12/31/2007 in this area. Value adjustments were necessary along the Boeing/ Longacres plot due to recent sales activity. Renton's CA and IM zoned parcels along SW 7th St. are shifting towards more on Office and Business Park. These parcels have appreciated and warranted an increase in value.

- Sale 23 & 24 are Commercial Office zoned parcels in the Boeing Longacres plot. The new Federal Reserve Bank of San Francisco is now occupied and a new Bank of America operation center is under construction.
- Sale 25 & 26 are Industrial zoned parcels both under construction for new Industrial warehouse/office buildings. One is for Tarragon's Cedar River Business Park and the other one is for Harper Engineering.

The west Renton area south of Grady Way and north of I-405 are properties zoned 'CA' with an automotive overlay. The City of Renton has designated this area for development in the automotive area such as car repair, dealerships, etc. This area is valued from \$15.00 to \$25.00 per square foot. Commercially zoned property along Rainier Avenue South is valued from \$16.00-\$25.00 per square foot. Industrially zoned land here is valued from \$8.00 to \$12.00 per square foot.

Area 70-50: Tukwila – Southcenter Commercial District

This is predominantly retail in nature with some warehouse/industrial zoned parcels. Six land sales occurred in the months from 1/1/2005 to 12/31/2007.

- Sale #28 sold for \$31/sf and is located in the major arterial corner of West Valley Hwy. and S. 180th St. It is now improved with a new commercial retail building.
- Sale #29 for \$32/sf was a former Texaco gas station. The land was clear of contamination prior to the sale but on going underground water monitoring is required by law for possible undetected contamination due to the sites proximity to Green River. Liability still existed to the prior owner as reflected in the sales price.
- Sale #31 for \$18/sf was the former JC Penney warehouse and is now the home of two line retail and two anchor tenant, Kohl's Department store and Nordstrom Rack.

Commercially zoned properties are predominantly assessed from \$12-\$25 per square foot. This neighborhood is primarily established retail influenced by a Regional Shopping Center. Warehouse distribution and storage warehouses still exist in the older section of this neighborhood. Some old warehouses were demolished, renovated, or converted to retail establishments.

The industrial parcels south of Tukwila are mostly undeveloped and are in sensitive areas. Almost all of the land in this area is own by the Segale Company. Future plans by the owner and the city of Tukwila to rezone this area for Mix Use is currently on hold. The parcels in this area are valued at \$0.23 to \$2.50 per square foot depending on the severity of the sensitive areas.

The industrial area west of this neighborhood (west side of the Green River) is assessed from \$6.50 to \$12.00 per square foot.

Area 70-60: North Kent

This neighborhood is predominantly comprised of industrial properties. Three land sales occurred in the months from 1/1/2005 to 12/31/2007. Pacific Gateway Business Park was developed by Boeing and the individual lots were sold at a premium as the site improvements were installed by Boeing prior to sale. This is a first rate industrial park that includes utilities and infrastructures ready to be built on. Lots are selling from \$8.00 to \$12.00 per square foot.

- Sale #35 is now improved with a new major warehouse distribution facility.
- Sale #36 was a vacant land sale that is impacted by wetlands. The property is now improved with Warehouse/ Office building that was built on the good portion of the parcel.

Industrially zoned property in this neighborhood along with similarly zoned land in the northern portion of Area 65 indicate a range of values from \$7.00-\$8.00 per square foot. Commercially zoned land is assessed from \$14.00 to \$25.00 per square foot. There is no Multi-family or residentially zoned land is this area.

Land Value Conclusions, Recommendations and Validation:

Area 70 encompasses four jurisdictions with many varying zone codes. Zoning was considered in determining the market value of the land for assessment purpose. Renton, Kent, Tukwila, and unincorporated King County are the major contributors of this zoning in their respective jurisdictions. The central location of this area (proximity from SeaTac Airport, Downtown Seattle, and Downtown

Bellevue) shows an increase in demand for more community and regional commercial (retail and office) use. The result of this is the development of The Landing in Renton, and the expansion of Westfield Southcenter Mall. At the same time, this area has become a major hub for warehouse/distribution north of Kent Valley, south of Renton, and south of Tukwila. The available land sales in Area 70 support an increase in assessed value for specific zoning types and locations. Many of the recommended assessed land value changes reflect equalization of properties of the same zoning in the neighborhood, with the exception of parcels that reflect increases in value due to market inflation. Most of the market appreciation is occurring in Downtown Renton.

The total land assessed value (specialty land excluded) for Area 70 Assessment Year 2007 was \$1,062,496,500 and the total recommended land assessed value for Assessment Year 2008 is \$1,301,458,500. This increase is approximately \$238,962 (22.49%) in total assessed land value.

Area 70	2007 Total Land	2008 Total Land	\$ Increase	% Change
Land Values	\$1,062,496,500	\$1,301,458,500	\$238,962	22.49%

Improved Parcel Total Values:

Improved Value Data:

Commercial improved sales dating from January 2005 to December 2007 were considered in the evaluation of Area 70's improved properties. Ninety-four (94) arm's length improved sales occurred during this period. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison approach model description

The sales comparison model is based on four data sources from the Assessor's records; occupancy codes, age, condition and size. In addition to the ninety four improved sales in Area 70 dating from 1/1/2005 to 12/31/2007 that were used for ratio analysis five other sales were not used for statistical ratio purposes. Three sales were segregated after sale. A change of use and renovation was done after the sale for the other two sales. These sales were arranged into market segments based on present use. Most weight was given to comparable sales within each geographic neighborhood and expanded to include the surrounding competing neighborhoods within the geographic area.

Sales were organized into market segments based on predominate use. Based on a sales analysis, each segment reflected a market price per square foot of net rentable area. These sales price ranges served to establish a general upper and lower market boundary for the various property types within each subject area.

The market segments in Area 70 are generally the following property types with the sales price per square foot of net rentable area:

<i>Property Type</i>	<i>\$/SF Range</i>	<i>Median Sales Price</i>
Smaller Office (< 20,000 SF)	\$117.00 to \$262.39 Per Sq. Ft.	\$180.00 Per Sq. Ft.
Larger Office (> 20,000 SF)	\$106.00 to \$184.45 Per Sq. Ft.	\$140.00 Per Sq. Ft.
Line Retail	\$146.34 to \$341.75 Per Sq. Ft.	\$225.00 Per Sq. Ft.
Retail/Mixed Use	\$132.70 to \$228.82 Per Sq. Ft.	\$180.00 Per Sq. Ft.
Smaller Industrial (<40,000sf)	\$73.93 to \$116.96 Per Sq. Ft.	\$80.00 Per Sq. Ft.
Larger Industrial (>40,000sf)	\$45.78 to \$119.70 Per Sq. Ft.	\$65.00 Per Sq. Ft.
Service Garage	\$129.79 to \$256.73 Per Sq. Ft.	\$180.00 Per Sq. Ft.

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above.

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. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, daycares, and on-going new construction.

Cost calibration

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

Income capitalization approach model description

The Income Approach was considered a reliable approach to valuation throughout Area 70 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estates publications and websites.

The following tables are the results of an analysis of this information. The tables stratify the major property types for each area and the income parameters that were typically used.

Property Type	Typical Annual Rent/SF	Gross or Triple Net Rent	VAC/ Coll. Loss %	Expense Rate per Sq. Ft. %	Overall Capitalization Rate Range
Very Small Office (under 2,500 SF)	\$15.00 \$21.00	Net	5%	10%	6.75% - 8.0%
Small Office (2501-5000)	\$12.00 \$17.00	Net	10%	10%	6.75% - 8.0%
Medium Office (5001-19,999)	\$12.00 \$17.00	Net	15%- 18%	10%	6.75% - 8.0%
Large Office (20,000-99,999)	\$11.00 \$17.00	Net	20%- 25%	10%	6.75% - 8.0%
Small Warehouses (under 44,000 SF)	\$3.60- \$7.20	Triple Net	5%	10%	6.5% - 7.5%
Medium Warehouse (44,001-75,000sf)	\$3.20-\$6.75	Triple Net	5.50%	10%	6.5% - 7.5%
Larger Warehouses (75,001SF-100,000)	\$3.30- \$5.50	Triple Net	6.0%	10%	6.5% - 7.5%
Line Retail	\$16.00- \$26.00	Triple Net	5%	10%	7.25% - 8.50%
Retail/Mixed Use	\$14 - \$25	Triple Net	5%	10%	7.5% – 8.5%
Service Garage (under 2,800sf)	\$12.00- \$21.00	Triple Net	5%	10%	7.50% - 8.5%
Service Garage (over 2,800sf)	\$7.00 - \$14.00	Triple Net	5%	10%	8% - 8.75%

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

Income approach calibration

The models were calibrated after setting base rents by using adjustments on size, quality of construction, and the effective age. When the value of the property by the income approach was less than the land value, a minimal \$1,000 value was allocated to the improvements. For properties where sales and income/expense data was not available, the Cost Approach was utilized.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Estate Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute, and Cushman & Wakefield – 16th Annual Real Estate Trends. The effective age and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective age of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective age will warrant a lower capitalization rate.

The Income Approach was considered a reliable approach to valuation throughout Area 70 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estates publications and websites.

The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield rental and expense information only. As a supplement, lease information is gathered from Costar and other websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

The following table recaps the rates as reported by these publications:

Source	Date	Location	Office	Industrial	Retail	Multifamily	Remarks
Colliers Private	Summer 2007	Puget Sound	6.70%	6.52%	6.37%	5.5%	Transaction size \$1-15M

Capital News							except multifamily
CBE Outlook 2007 in Review	1Q 2008	Puget Sound	6.00%-6.30%		6.50%		Transactions greater than \$5 million
Boulder Net Lease Funds LLC	2Q 2007	State	7.09%	7.71%	7.69%		
Real Capital Analytics	January 2008	National	5.46%	6.46%	6.31%		Weighted Average
Korpacz: PWC	4Q 2007	Pacific NW	7.81%				Institutional Grade
Korpacz: PWC	4Q 2007	National	6.64%-7.24%	6.48%-7.60%	6.68%-7.24%	5.75%	
Puget Sound Business Journal	December 2007	Seattle	5.5%	6.3%	6.0%	5.6%	From Real Capital Analytics, Inc.
IRR Viewpoint for 2008	January 2008	Seattle	6.00%-6.25%	6.25%-7.25%	6.00%-6.25%	4.00%	Institutional Grade Properties
Emerging Trends in Real Estate 2008	October 2007	National	5.60%-6.52%	6.25%-6.71%	5.56%-6.36%	5.26%-5.70%	Rates as of July 2007
Dupree & Scott	February 2008	Tri-County				4.51%-4.95%	From RHA Update
Grubb & Ellis Forecast 2008	1Q 2008	Seattle	5.60%-5.90%	6.50%	6.60%	5.50%	Transactions greater than \$5 million-from Real Capital Analytics

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and capitalization 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 established guidelines.

Ratio studies were done for the entire geographic Area 70. The results show compliance with IAAO assessment standards and indicate that Area 70 has a proper assessment level.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraiser made a review of the appropriateness of the application of the valuation models before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varied somewhat but fall within an acceptable range of variation from the established guideline. Market price per square foot as calculated from the market table and was considered in addition to the economic income derived from the income tables. The appraiser made the determination of value based on the appraiser's judgment of the appropriateness of the method for each property. For quality control purposes an administrative review of the selected values was made by Kent Walter, Senior Appraiser.

	2007 Ratio	2008 Ratio	Change
Assessment Level	89.60%	96.30%	+7.48
Coefficient of Dispersion	13.03%	9.69%	-25.63
Coefficient of Variation	15.59%	13.04%	-16.36
Standard Deviation	17.31%	13.92%	-19.58
Price Related Differential	1.00	1.03	+3.00

Model Validation

Total Value Conclusions, Recommendations and Validation:

The market sales approach is considered the most reliable indicator of value when comparable sales are available.

The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales. Data from surveys and publications were also considered in the application of the income model.

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available.

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

The new assessment level is 96.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2007 and 2008 Ratio Analysis charts included in this report.

The total assessed value for the 2007 assessment year for Area 70 was \$2,815,097,700. The total recommended assessed value for the 2008 assessment year is \$3,098,519,200.

Application of these recommended values for the 2008 assessment year results in an average total change from the 2007 assessments of +10.07%. Approximately, 79% of the total improved parcels in this area have experienced an increase in Assessed value. Another 2.0% have experienced a reduction in assessed value. Finally, 19% shows no change in assessed value. This increase is due partly to upward market changes over time and the previous assessment levels.

TOTAL ASSESSED VALUE CHART

<u>REVALUE</u>	<u>2007</u>	<u>2008</u>	<u>CHANGE</u>	<u>% CHANGE</u>
*Land	\$1,062,496,500	\$1,301,458,500	\$238,962,000	22.49%
Total Value	\$2,815,097,700	\$3,098,519,200	\$283,421,500	10.07%

* Excluding Specialty Parcels' Land Value

Area 070 - Kent, Renton, & Tukwila
2008 Assessment Year
Using 2007 Values

Quadrant/Crew: South Crew	Lien Date: 1/1/2007	Date: 4/14/2008	Sales Dates: 1/1/05 - 12/31/2007
Area 70	Appr ID: MRAM	Prop Type: Improvement	Trend used?: Y / N N

SAMPLE STATISTICS

Sample size (n)	89
Mean Assessed Value	3,183,100
Mean Sales Price	3,552,500
Standard Deviation AV	4,314,680
Standard Deviation SP	4,699,528

ASSESSMENT LEVEL

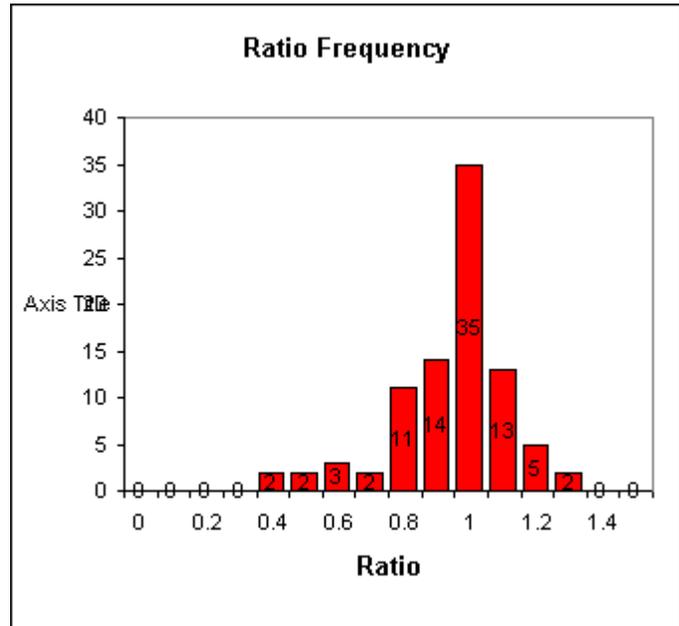
Arithmetic mean ratio	0.893
Median Ratio	0.924
Weighted Mean Ratio	0.896

UNIFORMITY

Lowest ratio	0.3125
Highest ratio:	1.2481
Coefficient of Dispersion	13.03%
Standard Deviation	0.1731
Coefficient of Variation	19.38%
Price-related Differential	1.00

RELIABILITY

95% Confidence: Median	
Lower limit	0.901
Upper limit	0.956
95% Confidence: Mean	
Lower limit	0.857
Upper limit	0.929



These figures reflect the ratio of assessed value to sales price prior to the 2008 revalue.

SAMPLE SIZE EVALUATION

N (population size)	975
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.1731
Recommended minimum:	46
Actual sample size:	89
Conclusion:	OK

NORMALITY

Binomial Test	
# ratios below mean:	33
# ratios above mean:	56
z:	2.331995336
Conclusion:	Non-normal

*i.e., no evidence of non-normality

Area 070 - Kent, Renton, & Tukwila
2008 Assessment Year
Using 2008 Values

Quadrant/Crew: South Crew	Lien Date: 1/1/2008	Date: 4/14/2008	Sales Dates: 1/1/05 - 12/31/07
Area 70	Appr ID: MRAM	Prop Type: Improvement	Trend used?: Y / N N

SAMPLE STATISTICS

Sample size (n)	89
Mean Assessed Value	3,422,300
Mean Sales Price	3,552,500
Standard Deviation AV	4,446,184
Standard Deviation SP	4,699,528

ASSESSMENT LEVEL

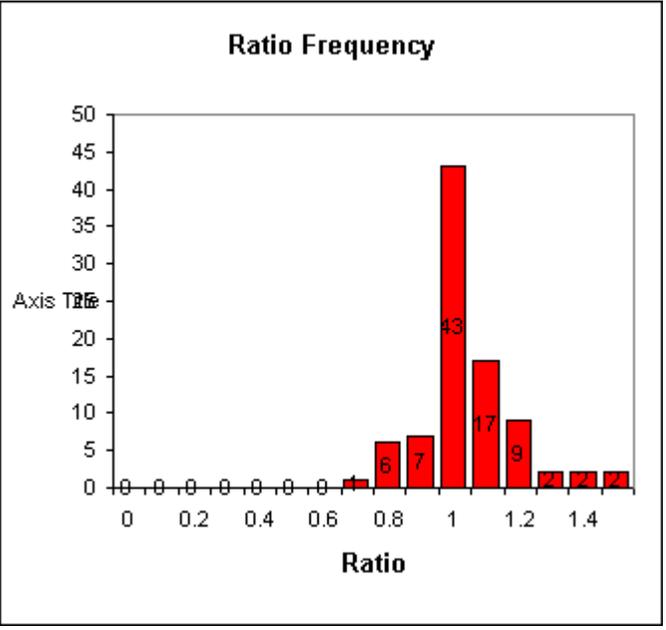
Arithmetic mean ratio	0.995
Median Ratio	0.983
Weighted Mean Ratio	0.963

UNIFORMITY

Lowest ratio	0.6306
Highest ratio:	1.4655
Coeffient of Dispersion	9.69%
Standard Deviation	0.1392
Coefficient of Variation	13.99%
Price-related Differential	1.03

RELIABILITY

95% Confidence: Median	
Lower limit	0.954
Upper limit	0.994
95% Confidence: Mean	
Lower limit	0.966
Upper limit	1.024



These figures reflect the ratio of assessed value to sales price after completion of the 2008 revalue.

SAMPLE SIZE EVALUATION

N (population size)	975
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.1392
Recommended minimum:	30
Actual sample size:	89
Conclusion:	OK

NORMALITY

Binomial Test	
# ratios below mean:	55
# ratios above mean:	34
z:	2.11999576
Conclusion:	Non-normal
*i.e., no evidence of non-normality	

Improvement Sales for Area 070 with Sales Used

04/16/2008

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	020	723150	0720	10,598	2098490	\$1,425,000	01/26/05	\$134.46	304 OFFICE BUILDING	CD	1	Y	
070	040	182305	9254	68,556	2104151	\$4,935,000	02/28/05	\$71.98	ACME POULTRY CO	IM	1	Y	
070	050	022340	0060	83,800	2104267	\$3,500,000	02/28/05	\$41.77	D&R Sales	TUC	1	Y	
070	020	784130	0005	6,400	2106401	\$750,000	03/04/05	\$117.19	OFFICE BLDG	CD	1	Y	
070	020	784180	0115	10,658	2110804	\$800,000	03/24/05	\$75.06	EAGLES HALL	CD	2	34	Use-change after sale; not in ratio
070	060	012204	9070	41,506	2110809	\$1,900,000	03/28/05	\$45.78	SUNSET FOUNDRY	M2	1	Y	
070	060	640760	0170	16,481	2115911	\$2,450,000	04/12/05	\$148.66	ENTERPRISE PLAZA	M1	1	Y	
070	010	182305	9168	3,960	2119908	\$665,000	04/25/05	\$167.93	MOTORCYCLE WORKS OF RENTO	CA	1	Y	
070	010	192305	9038	1,242	2120626	\$161,200	05/02/05	\$129.79	A-1 AUTO MOVERS	CA	1	Y	
070	060	062205	9076	5,924	2131227	\$440,000	05/27/05	\$74.27	OFFICE AND GARAGE	M2	1	Y	
070	030	115720	0021	1,400	2129657	\$170,000	05/31/05	\$121.43	NORRIS SAFE & LOCK	RCM	1	Y	
070	010	722400	0580	6,390	2131263	\$760,000	06/08/05	\$118.94	ARNOLD'S MARKET	CC	1	Y	
070	010	019430	0010	2,285	2132417	\$225,000	06/08/05	\$98.47	ALTAMONTE	RM-I	1	Y	
070	040	125381	0081	62,010	2137212	\$5,500,000	07/07/05	\$88.70	SMURFIT RECYCLING	IL	1	Y	
070	010	722400	0230	1,728	2139888	\$262,500	07/12/05	\$151.91	OFFICE BUILDING	R-10	1	Y	
070	050	252304	9021	21,025	2138199	\$1,720,000	07/12/05	\$81.81	UNITED STATES PRINTING INK	C/LI	2	Y	
070	030	336590	1370	11,105	2138900	\$1,450,000	07/13/05	\$130.57	OFFICE BLDG	RCM	1	Y	
070	050	022310	0080	11,626	2142943	\$2,325,000	07/27/05	\$199.98	ANDOVER COMMERCIAL REAL ES	TUC	1	Y	
070	030	336590	1570	17,420	2147111	\$1,750,000	08/12/05	\$100.46	G T DEVELOPMENT CORP	C/LI	2	Y	
070	030	000320	0011	15,000	2147517	\$3,087,500	08/15/05	\$205.83	OFFICE BUILDING	O	1	Y	
070	060	631500	0440	60,500	2147669	\$5,250,000	08/17/05	\$86.78	WAREHOUSE	M2	1	Y	
070	020	723150	1150	7,764	2150197	\$725,000	08/23/05	\$93.38	THE 212 OFFICE BUILDING	CD	1	Y	
070	040	362304	9114	7,681	2153835	\$2,625,000	09/01/05	\$341.75	OAKESDALE PLAZA	CA	1	Y	
070	050	262304	9142	30,912	2160975	\$4,150,000	10/11/05	\$134.25	OFFICE BUILDING	TUC	1	Y	
070	020	784180	0065	4,666	2162328	\$765,000	10/13/05	\$163.95	RETAIL/OFFICE	CD	1	Y	
070	020	723150	1850	10,700	2161905	\$1,495,000	10/14/05	\$139.72	OFFICE BUILDING	CD	1	Y	
070	020	182305	9151	1,500	2170108	\$225,000	10/19/05	\$150.00	RESIDENCE/COMMERCIAL USE	CA	1	Y	
070	040	918800	0100	26,400	2163802	\$3,175,000	10/20/05	\$120.27	EARLINGTON BUSINESS PARK	IM	1	Y	
070	040	192305	9060	63,400	2166407	\$3,700,000	10/26/05	\$58.36	WAREHOUSE	IM	1	Y	
070	030	336590	0227	7,684	2175202	\$807,500	11/21/05	\$105.09	NSG BUILDING	RCM	1	Y	
070	060	382900	0055	32,016	2172774	\$3,330,000	11/29/05	\$104.01	JOHN DEERE	M1	2	26	Imp changed after sale; not in ratio
070	010	722400	0240	1,715	2174571	\$450,000	12/05/05	\$262.39	OFFICE BLDG	R-10	1	Y	
070	040	334040	4890	2,580	2178838	\$375,000	12/06/05	\$145.35	GELVEZON AUTOMOTIVE	IM	1	26	Imp changed after sale; not in ratio
070	020	723150	1820	17,550	2175560	\$1,420,000	12/09/05	\$80.91	RETAIL STORES	CD	1	Y	
070	060	883660	0110	63,765	2174815	\$4,172,000	12/12/05	\$65.43	WEST VALLEY DISTRIBUTION CEN	M1	1	Y	
070	060	022204	9029	24,208	2176935	\$1,900,800	12/16/05	\$78.52	WAREHOUSE	M1	1	Y	
070	020	723150	2480	5,250	2179582	\$400,000	12/28/05	\$76.19	RETAIL	CD	1	Y	
070	050	883650	0050	67,267	2194424	\$3,816,000	03/23/06	\$56.73	MULTI-TENANT WAREHOUSE	TUC	1	Y	
070	050	883650	0060	65,416	2194422	\$4,110,000	03/23/06	\$62.83	MULTI-TENANT WAREHOUSE	TUC	1	Y	
070	050	000580	0034	16,000	2197354	\$1,350,000	04/03/06	\$84.38	SERVICE NORTHWEST CORPORA	TUC	1	Y	
070	040	334040	4890	2,280	2198564	\$525,000	04/05/06	\$230.26	GELVEZON AUTOMOTIVE	IM	1	26	Imp changed after sale; not in ratio

Improvement Sales for Area 070 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	040	214600	0041	70,418	2204843	\$7,025,000	04/26/06	\$99.76	WAREHOUSE	IM	1	Y	
070	060	788880	0550	48,660	2205668	\$3,825,000	05/10/06	\$78.61	PARAGON PACIFIC IND	M1	1	Y	
070	050	883510	0090	4,940	2214487	\$713,000	06/08/06	\$144.33	UPLAND DR. BUSINESS PARK CON	TUC	1	Y	
070	060	125370	0440	31,306	2219178	\$2,850,000	06/22/06	\$91.04	SHINA AMERICA INC.	M2	1	Y	
070	020	784080	0030	5,652	2218763	\$750,000	06/30/06	\$132.70	RETAIL BUILDING	CD	2	Y	
070	020	784180	0065	4,666	2222829	\$945,000	07/13/06	\$202.53	OFFICE	CD	1	Y	
070	050	352304	9085	84,459	2225198	\$6,700,000	07/28/06	\$79.33	WAREHOUSE	TUC	1	Y	
070	060	788880	0535	32,709	2229746	\$3,050,000	08/10/06	\$93.25	CLARKE AMERICAN	M1	1	Y	
070	060	125370	0070	59,220	2229500	\$4,250,000	08/14/06	\$71.77	VITECH AMERICA	M2	1	Y	
070	020	150580	0040	3,986	2229687	\$685,000	08/15/06	\$171.85	CENTURY 321 PLAZA CONDOMINIUM	CD	1	Y	
070	050	262304	9021	60,000	2230104	\$12,619,400	08/17/06	\$210.32	SOUTHCENTER PLACE	TUC	1	Y	
070	050	022310	0037	11,180	2233571	\$1,425,000	08/31/06	\$127.46	CULLEN BINDERY	TUC	1	Y	
070	060	062205	9005	24,245	2235821	\$5,410,000	09/03/06	\$223.14	WATKINS MOTOR LINES	M2	1	Y	
070	010	182305	9198	15,023	2236933	\$1,225,000	09/11/06	\$81.54	WAREHOUSE/ OFFICE BUILDING	IL	2	Y	
070	060	788880	0155	22,525	2240120	\$2,442,500	09/11/06	\$108.44	Snap On Tools - Tenant	M1	1	Y	
070	040	918800	0145	63,138	2237400	\$11,645,610	09/18/06	\$184.45	BLACKRIVER 800	CO	1	Y	
070	060	788890	0150	14,900	2242506	\$2,000,000	10/04/06	\$134.23	OFFICE BUILDING	C/LI	1	Y	
070	020	723150	2185	34,500	2247713	\$2,800,000	10/27/06	\$81.16	AMERICAN DRAPERY	CD	1	Y	
070	020	000720	0115	3,828	2246538	\$750,000	10/30/06	\$195.92	GENO'S RESTORANTE	CA	2	Y	
070	060	788890	0150	14,900	2248926	\$2,000,000	11/04/06	\$134.23	OFFICE BUILDING	C/LI	1	Y	
070	040	918800	0140	120,868	2252641	\$17,750,000	11/18/06	\$146.85	Black River Corporate Park III	CO	2	Y	
070	060	362304	9078	30,840	2253757	\$2,280,000	11/21/06	\$73.93	KGM ASSEMBLERS INC	M2	1	Y	
070	010	214370	0019	2,000	2252660	\$312,000	11/30/06	\$156.00	VET HOSPITAL	CA	1	Y	
070	060	640760	0010	76,024	2260171	\$9,100,000	01/11/07	\$119.70	Warehouse / Office	M1	2	Y	
070	050	252304	9078	166,475	2260338	\$27,565,600	01/12/07	\$165.58	RIVERVIEW PLAZA #3	TUC	3	Y	
070	040	362304	9111	59,356	2261222	\$6,400,000	01/16/07	\$107.82	OAKESDALE BUSINESS CAMPUS -	IM	1	Y	
070	060	382900	0008	144,070	2262077	\$11,838,200	01/23/07	\$82.17	WAREHOUSE	M1	5	Y	
070	050	000020	0007	2,160	2263465	\$445,000	01/24/07	\$206.02	TIEDE INSURANCE AGENCY	M1	2	Y	
070	060	631500	0460	7,496	2263368	\$1,910,000	01/26/07	\$254.80	Haulaway Storage Container	M2	1	Y	
070	020	723150	1150	7,764	2264573	\$1,075,000	02/05/07	\$138.46	THE 212 OFFICE BUILDING	CD	1	Y	
070	040	334040	2570	2,900	2266479	\$760,000	02/16/07	\$262.07	C & C BUILDING	CA	1	Y	
070	060	788890	0170	98,766	2269243	\$11,111,111	03/02/07	\$112.50	RIVERPOINT CORPORATE CENTER	C/LI	2	Y	
070	040	334040	7100	117,000	2271447	\$12,400,000	03/14/07	\$105.98	EARLINGTON BUSINESS PARK I at	CO	2	Y	
070	060	312305	9176	14,400	2279150	\$3,295,000	04/17/07	\$228.82	RETAIL STORE	GC	1	Y	
070	040	192305	9067	41,680	2281850	\$4,875,000	04/23/07	\$116.96	SOUND CONTAINER INC	IM	1	26	Imp changed after sale; not in ratio
070	040	918800	0070	9,725	2281459	\$1,495,000	04/26/07	\$153.73	WASHINGTON TECHNICAL CENTE	IM	1	Y	
070	010	418230	0040	1,345	2282214	\$135,000	04/30/07	\$100.37	LANE HANGAR CONDOMINIUM	IM(P)	1	Y	
070	040	392680	0010	7,275	2281808	\$1,975,000	04/30/07	\$271.48	DIGITAL PRINT SERVICES	CO	1	Y	
070	020	784180	0155	2,947	2284858	\$550,000	05/07/07	\$186.63	RENTON FLOWER SHOP	CD	1	Y	
070	050	000020	0012	101,496	2284060	\$11,500,000	05/08/07	\$113.30	CENTER POINTE	M1	2	Y	
070	010	182305	9074	7,030	2288302	\$680,000	05/22/07	\$96.73	A-1 CLUTCH-BRAKE-TRANSMISSIO	CA	1	Y	

Improvement Sales for Area 070 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	040	918800	0080	155,576	2289831	\$21,600,000	06/05/07	\$138.84	WASHINGTON TECHNICAL CENTE	IM	2	Y	
070	060	631500	0280	63,440	2290611	\$3,750,000	06/07/07	\$59.11	ZYZA TECH WATER SYSTEMS	M2	1	Y	
070	020	150580	0020	3,390	2299322	\$780,000	07/06/07	\$230.09	CENTURY 321 PLAZA CONDOMINIUM	CD	1	Y	
070	050	883650	0100	70,910	2301688	\$6,100,000	07/31/07	\$86.02	MULTI-TENANT WHSE/OFF	TUC	1	Y	
070	030	336590	1846	1,500	2305019	\$373,000	08/14/07	\$248.67	OFFICE BUILDING	C/LI	1	Y	
070	040	918800	0020	16,811	2309881	\$3,136,000	08/31/07	\$186.54	WASHINGTON TECHNICAL CENTE	IM	1	Y	
070	010	082305	9030	4,869	2311253	\$1,250,000	09/11/07	\$256.73	KENNY'S AUTO REBUILD	UC-N1	2	Y	
070	060	640760	0160	9,408	2320359	\$1,300,000	11/13/07	\$138.18	NORTHWEST SCALE SYSTEM	M1	1	Y	
070	010	418230	0030	1,345	2320598	\$160,000	11/14/07	\$118.96	LANE HANGAR CONDOMINIUM	IM(P)	1	Y	
070	050	022340	0040	16,828	2320721	\$2,850,000	11/15/07	\$169.36	SKARBOS & DELI MART	TUC	1	Y	
070	060	788890	0111	28,900	2324614	\$2,772,500	12/11/07	\$95.93	WAREHOUSE	C/LI	1	Y	
070	060	631500	0301	29,620	2325292	\$2,400,000	12/14/07	\$81.03	WAREHOUSE	M2	1	Y	
070	010	722400	0580	6,390	2328409	\$1,275,000	01/10/08	\$199.53	PARK AVENUE MARKET	CN	1	Y	Not in the Ratio. Sale after lien date
070	040	334040	3615	13,216	2330211	\$1,900,000	01/22/08	\$143.77	1420 BUILDING	IM	2	Y	Not in the Ratio. Sale after lien date
070	010	135230	1225	2,061	2332707	\$160,000	02/12/08	\$77.63	WHSE	CA	1	Y	Not in the Ratio. Sale after lien date
070	030	336590	0226	15,830	2332932	\$2,900,000	02/15/08	\$183.20	THE FEWEL BUILDING	RCM	2	Y	Not in the Ratio. Sale after lien date
070	040	312305	9092	18,692	2335230	\$3,600,000	02/18/08	\$192.60	VALLEY 3900 BUILDING	CA	1	Y	Not in the Ratio. Sale after lien date
070	030	115720	0033	10,018	2333874	\$2,511,181	02/22/08	\$250.67	QESTAR COMMERCE CENTER	RCM	1	Y	Not in the Ratio. Sale after lien date
070	010	172305	9094	3,690	2334768	\$410,000	02/25/08	\$111.11	LEO HANCOCK POOL TABLE SUPP	CA	1	Y	Not in the Ratio. Sale after lien date
070	050	022310	0040	40,126	2334993	\$4,700,000	02/29/08	\$117.13	PARK EAST BUILDING	TUC	1	Y	Not in the Ratio. Sale after lien date
070	040	132304	9087	70,334	2335286	\$14,600,000	03/03/08	\$207.58	RIVERTECH CORPORATE CENTER	CO	1	Y	Not in the Ratio. Sale after lien date

Vacant Sales for Area 070 with Sales Used

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Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	010	000720	0003	19,920	2276582	\$1,000,000	04/04/07	\$50.20	WEST COAST AUTO SALES & LEASIN	CA	1	Y	
070	010	217200	0648	55,048	2227484	\$1,075,000	07/27/06	\$19.53	VACANT LAND	CB	2	Y	
070	010	336590	0225	12,187	2175198	\$132,500	11/21/05	\$10.87	VACANT LAND	RCM	1	Y	
070	010	359700	0021	32,030	2149990	\$380,000	08/24/05	\$11.86	VACANT LAND	RCM	1	Y	
070	010	082305	9231	424,715	2245311	\$8,494,300	10/20/06	\$20.00	VACANT LAND	UC-N1	1	Y	
070	010	088660	0020	493,103	2233881	\$20,000,000	08/31/06	\$40.56	Boeing Lakeshore Landing	UC-N1	2	29	Seg/merge after sale; not in ratio
070	020	302305	9085	77,537	2186638	\$930,000	02/07/06	\$11.99	VACANT	CA	1	Y	
070	020	000720	0075	20,192	2246824	\$580,000	10/28/06	\$28.72	VACANT LAND	CD	1	Y	
070	020	569600	0180	4,787	2309023	\$300,000	09/04/07	\$62.67	VACANT LAND	CD	1	Y	
070	020	569600	0180	4,787	2222084	\$199,950	07/13/06	\$41.77	VACANT LAND	CD	1	Y	
070	020	723150	1245	29,500	2099791	\$651,000	01/31/05	\$22.07	COMMERCIAL	CD	4	Y	
070	020	723150	1245	29,500	2223633	\$875,000	07/17/06	\$29.66	JET CITY ESPRESSO	CD	4	Y	
070	020	783930	0340	9,600	2271024	\$625,000	03/12/07	\$65.10	VACANT LAND	CD	2	Y	Multi parcel Sale w/ Residential Parcel
070	020	784180	0005	7,920	2124947	\$249,500	05/20/05	\$31.50	VACANT LAND - PARKING	CD	1	Y	
070	030	336590	1765	10,000	2196935	\$100,000	03/29/06	\$10.00	VACANT LAND (OLD RES)	C/LI	1	Y	
070	030	182305	9090	15,750	2206690	\$300,000	05/09/06	\$19.05	ASPHALT PARKING	CA	1	Y	
070	030	182305	9238	159,973	2189074	\$1,450,000	02/22/06	\$9.06	PARKING	CA	1	Y	
070	030	118000	2795	4,150	2171268	\$129,000	11/18/05	\$31.08		CBP	1	Y	
070	030	766160	0093	51,857	2293599	\$141,000	06/19/07	\$2.72	VACANT/WETLAND (OLD RES-BOAR	O	1	Y	
070	030	132304	9006	1,179,941	2159050	\$7,000,000	09/30/05	\$5.93	VACANT LAND	R-10	2	Y	
070	030	336590	0875	10,335	2294409	\$120,000	06/27/07	\$11.61	VACANT SFR	RCM	1	Y	
070	040	569600	0180	4,787	2123720	\$98,880	05/16/05	\$20.66	VACANT LAND	CD	1	Y	
070	040	088670	0320	122,631	2311733	\$2,881,828	09/21/07	\$23.50	VACANT LAND	CO	1	Y	
070	040	088670	0330	470,448	2120592	\$7,627,356	05/03/05	\$16.21	VACANT LAND	CO	2	Y	
070	040	334040	0285	539,272	2277351	\$5,323,892	04/07/07	\$9.87	VACANT LAND	IL	1	Y	
070	040	182305	9270	139,900	2300547	\$2,450,000	07/26/07	\$17.51	VACANT LAND	IM	2	Y	
070	040	783930	0045	4,800	2188329	\$172,435	02/15/06	\$35.92	VACANT LAND	RM-T	1	29	Seg/merge after sale; not in ratio
070	050	000020	0017	34,922	2257136	\$1,084,550	12/08/06	\$31.06	VACANT LAND	GC	1	Y	
070	050	022300	0040	50,415	2297385	\$1,625,000	06/27/07	\$32.23	VACANT GAS STATION SITE	TUC	1	Y	
070	050	242304	9137	263,537	2241934	\$3,950,000	10/06/06	\$14.99	VACANT LAND	TUC	2	Y	
070	050	262304	9081	817,293	2100212	\$15,100,000	01/13/05	\$18.48	SOUTHCENTER SQUARE	TUC	3	34	Use-change after sale; not in ratio
070	050	883650	0030	119,157	2332487	\$2,000,000	02/04/08	\$16.78	VACANT	TUC	1	Y	Not in Ratio. Sale after the lien date.
070	050	352304	9017	87,120	2325666	\$951,000	12/19/07	\$10.92	VACANT LAND	TVS	1	Y	
070	060	660021	0210	209,019	2120118	\$1,675,000	04/27/05	\$8.01	VACANT LAND	M1	1	Y	
070	060	362304	9026	410,770	2176623	\$2,698,542	12/19/05	\$6.57	VACANT LAND	M2	2	Y	
070	060	631500	0250	92,565	2178399	\$225,000	12/28/05	\$2.43	VACANT LAND-WETLAND	M2	2	Y	