



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

As we start preparations for the 2012 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2012 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, 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.

Lloyd Hara
King County Assessor

Executive Summary Report

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Specialty Name: Self-Storage

Sales - Improved Summary:

Number of Sales: 0

Range of Sale Dates: 1/01/2009 – 12/31/2011

Sales – Ratio Study Summary:

Sales used in Analysis: There were no improved sales within the last three years; therefore, no Ratio Study is included in this report.

Population - Average Improved Parcel Summary Data:

	Land	Imps	Total
2011 Value	\$336,328,089	\$490,255,800	\$826,583,889
2012 Value	\$337,181,800	\$493,306,200	\$830,488,000
% Change	+0.25%	+0.62%	+0.47%

Number of Improved Parcels in the Specialty Population: 178

Conclusion and Recommendation:

The values recommended in this report represent a very small percentage change. This is consistent with the conclusion that the market conditions have changed only nominally and the decision to leave the income valuation tables unchanged from last year. It is therefore recommended that the new values should be posted for the 2012 Assessment Year.

Analysis Process

Effective Date of Appraisal: January 1, 2012

Date of Appraisal Report: July 3, 2012

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in the 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. The current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements and the property is returned to the geographical appraiser.

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 by field inspection, review of plans, marketing information, and rent rolls when available.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this analysis.

The following Departmental guidelines were considered and adhered to:

- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of a minimum of three years of market information without adjustment for time 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: Specialty Area 608: Self-Storage

Boundaries: All of King County

Maps:

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

Area Description:

Area 608 (Self-Storage facilities) is divided into 3 neighborhoods, 608-10, 608-20 and 608-25. Neighborhood 608-10 is all Self-Storage facilities located in Seattle, North King County, and the Eastside. Neighborhood 608-20 is all Self-Storage facilities located to the South and Southeast of Seattle, less the facilities in the more recently established neighborhood of 608-25. Neighborhood 608-25 is the Self Storage facilities located in the Green River flood plain from Auburn in the south to Tukwila in the north.

Self-Storage facilities are found in rural, urban, and suburban areas throughout King County. Firms such as Mr. Van Guard, Store More, and the merger of Shurgard with Public Storage in late 2006, have multiple locations, which accounts for approximately 30% of the total facilities. The majority, approximately 70%, are independent operators in the business. Most Self-Storage facilities have good exposure and high visibility. They are also located near large complexes of multi-family housing. Generally, facilities located in rural and suburban neighborhoods are a mix of one or two story buildings that you can drive up to for easy access. These are typically on larger sites and often include specialized storage for recreation vehicles. In neighborhoods of higher density, multi-level facilities, three stories and above, are becoming more common. The newest and updated facilities are equipped with high-tech security, automated access, climate control, utility systems, with many having on-site manager living space for added security. Within the city limits of Seattle, some older warehouses have been converted to Self-Storage facilities. Multi-level facilities typically have large cargo freight elevators that lead to upper floor storage units.

Puget Sound Economic Conditions

There were two newly completed facilities in King County in 2009, with one located in Kent and the other in Issaquah. One new facility was added in 2010 which is located in Bellevue. And two new additional facilities have been completed in this past year of 2011, one in Federal Way and the other in Issaquah.

Historically, there has been a small but consistent yearly addition to the Self-Storage facilities across the County. Construction, just mentioned within the last three years, is only at a slightly reduced rate from the normal rate for Self-Storage facilities in the county.

While there were 3 Self-Storage facility sales in late 2008, no sales took place in the last three years. Therefore, the market approach to value was not relied upon significantly for current valuations.

News came out in late June of 2009 that the Howard Hanson Dam was structurally compromised and that there was more than a small chance that flooding might have to be allowed in order to keep the dam in place. Generally speaking, what resulted was some tenant flight from storage facilities in the flood plain to others, close by, that were not in the flood plain. The Dam has been re-evaluated and the threat of flooding has dissipated. Getting the tenants back, however, has been problematic in an economy that has had, until just recently, declining fundamentals. As a result, neighborhood 608-25 was created for the Self-Storage facilities that are located in this flood plain. This three-year old neighborhood was carved entirely out of neighborhood 608-20. Properties in neighborhood 608-25 have been given an extra 5% in their vacancy allowance, which now stands at 20%, compared to neighborhood 608-20's standard of 15%.

While rental rates in the region are reported to have leveled off with small increases forecast for the near future, occupancy is reported to be increasing slightly in the metropolitan areas. Because the movement in the reported market fundamentals has been, and is expected to continue to be, minimal, it is felt that last year's rental rates, vacancy factors and expense ratios, used in the income approach model, are still representative of the current market conditions and were not changed from last year to this year. While it is also reported that capitalization rates are being compressed, as national sales activity within this industry picks up, no local sales are taking place to prove that this is the case in King County. Local capitalization rates are generally lower than the reported national and regional averages, and are currently in line with the reported rates, so income table capitalization rates remain unchanged from last year as well as the other market variables mentioned above.

Typical expenses range between 20% and 40% with an industry standard average of 35%.

The local Self-Storage market in King County at the end of 2011, and going forward, has indicators of increasing occupancy in the metropolitan areas. Rents are reported to be leveling off with expected growth in the near term. Outer lying areas are experiencing flat income and occupancy levels reflecting the effects of the slow U.S. economy and the still soft housing market. The modest rate of new construction being added to the local inventory is setting the area up for a quicker than average recovery when the economy returns to reasonable growth. The Western Region remains a strong market for Self-Storage in the U.S. with the Seattle-Tacoma metropolitan area expected to continue to be among the areas with the highest occupancy rates in the country.

Physical Inspection Identification:

Self-Storage valuations were performed on all facilities within all areas of King County. During this revalue cycle, self-storage facilities in the city limits of Renton, Shoreline, Kenmore, Bothell, Woodinville as well as a very large facility in Seattle were inspected. There were 26 parcels in all. This represents 12.8% of the 203 parcel total in this specialty. Physically inspected areas comply, as required, with WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value.

Preliminary Ratio Analysis

No Ratio Study was performed this year due to the lack of any recorded sales in King County in the last three years.

Scope of Data**Land Value Data:**

The geographic appraiser in the area in which the specialty property is located is responsible for the land value used by the specialty appraiser. See appropriate area reports for land valuation discussion.

Improved Parcel Total Value Data:

Sales information, when available, 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. Verification consists of contact with Buyer, Seller, or Broker if possible, or information from the Costar InfoSystems, Inc., a real estate sales verification service. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections are normally limited. There are no "Sales Used" or "Sales Not Used" sections of this report, as would normally be the case, since no sales have occurred in King County in the last three years.

Improved Parcel Total Values**Sales comparison approach model description**

Due to the lack of sales, no sales comparison model was developed.

Sales comparison calibration

Although, there were no recent sales to develop a model for sales comparison, the old sales were used as a general guideline check on the values indicated by the income approach.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift cost 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. Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. Cost estimates serve mainly as value indicators for new construction projects.

Cost calibration

The Marshall & Swift cost-modeling system built into the Real Property Application is calibrated to this region and the Seattle area.

Income capitalization approach model description

The Income Approach to value was considered the most reliable valuation approach for the Self-Storage properties in this revalue cycle. The Self-Storage facilities in King County were divided into three separate neighborhoods. Each neighborhood, in Specialty Area 608, has been assigned its own income table derived by the Self-Storage specialist. Each neighborhood income table has its own income, vacancy, expense and cap rate parameters, which are applied to the Marshall & Swift occupancy codes described in the data maintained on each Self-Storage property.

Income: Income parameters were derived using economic rental rates taken from published resources, property owners, tenants, and rental rate opinions from various real estate professionals active in specific markets.

Vacancy: Vacancy rates used were derived from published sources and from personal inquiry with Self-Storage facility owners and managers.

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

Capitalization Rates: Capitalization rates are traditionally determined by the analysis of sold properties, as well as published market surveys, such as CoStar, Marcus & Millichap, Cushman & Wakefield, and Pricewaterhouse Cooper. Other resources have historically included national reports and articles from Self Storage Brokers of America, Self Storage Association, Argus Self Storage Sales Network, and Inside Self Storage.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective year built, and construction quality as recorded in the Assessor's records.

The effective year built and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective year built of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective year built will warrant a lower capitalization rate.

The following table outlines general income parameters used in the valuation of the Self-Storage facilities. Use code 386 refers to 1-3 level facilities, and use code 525 refers to multi-level self-contained facilities.

Area	Use Code	Overall Rent Range	Vacancy	Expense Ratio	Cap Rate
608-10	386	\$10 - \$14	10% - 15%	35%	7.50% - 9.00%
608-10	525	\$12 - \$16	10%	35%	7.00% - 8.50%
608-20	386/525	\$9 - \$12	15%	35%	7.75% - 9.75%
608-25	386/525	\$9 - \$12	20%	35%	7.75% - 9.75%

Use codes 386 & 525 have been combined in Neighborhood 608-20 and 608-25, the South-end of King County, due to the limited number of properties with use code 525 and no market evidence to differentiate between uses.

Reconciliation

All parcels were individually reviewed by the specialty appraiser for correctness of the model application before final value selection. All factors used to establish value by the model were subject to adjustment.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Typically the Market Sales Approach is considered the best reliable indicator of value when comparable sales are available. Since there were too few sales, and they were too old to develop a model for current sales comparisons, these sales were used as a general guideline check on the values indicated by the income approach.

The Cost Approach to value was considered on all of the Self-Storage facilities. Cost estimates served as value indicators for new and some newer construction projects, and some special mixed use properties.

The Income Approach to value was considered, in most cases, the most reliable valuation approach for the Self-Storage properties in this revalue cycle.

The Sales Approach to value, in some cases, had previously been utilized to determine some properties' values. These properties were given the same value determination for this year, as last year, to reflect the nominally changing local market and to be consistent with the generally unchanged values through the income approach.

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 particular characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented in the Executive Summary.

The Specialty Appraiser recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

The total assessed value for the 2011 assessment year, for specialty area 608, was \$826,583,889 and the total recommended assessed value for the 2012 assessment year is \$830,488,000. Application of these recommended values for the 2012 assessment year results in a total increase from the 2011 assessments of 0.47%.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

CERTIFICATION:

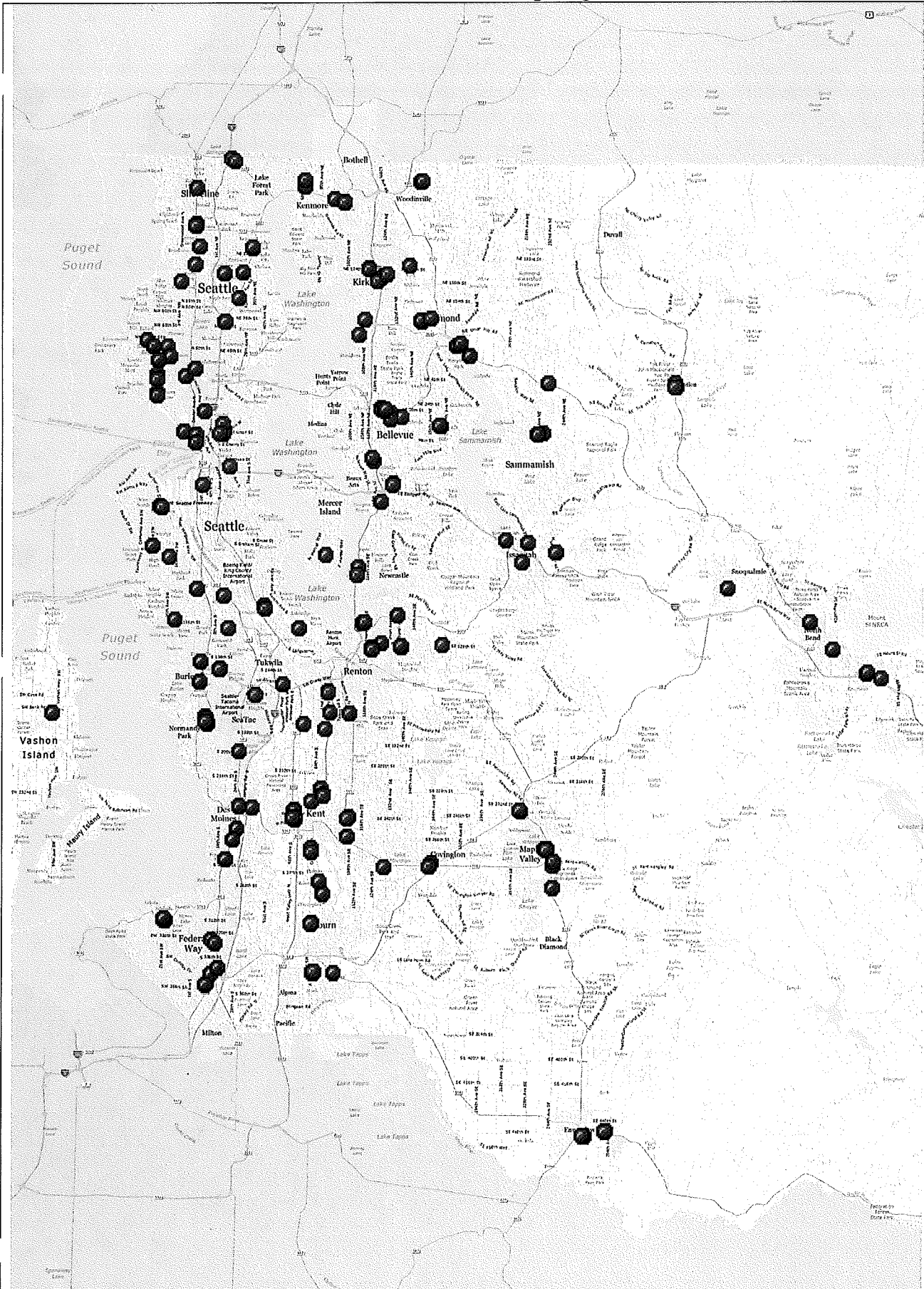
I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and 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.*
- *The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification.*
- *Any and all activities required under the Certificate of Appointment under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To include: all duties, responsibilities, and services associated with the position description of Senior*

Appraiser in the management and valuation of Commercial Specialty Area 608, or Self-Storage Facilities. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference. The above referenced duties were performed from January 1, 2007 and continue through the date of this report.

- *Any services regarding the subject area performed by me starting January 1, 2010 as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To include: all duties, responsibilities, and services associated with the position description of Commercial Appraiser II in the management and valuation of Commercial Specialty Area 608, or Self-Storage Facilities. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.*
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2012 Self-Storage Population



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



**King County
Assessments**
7/18/12

2012 INSPECTED PROPERTIES

	A	B	D	E	F	G	H	I	J	K	L	M	N	O
1														
2	NEIGHBORHOOD 608-010 INSPECTIONS													
3	Selected	Status	Major	Minor	PT	Area	Sub	Q	S	T	R	PropName	SqFtLot	NewNote
4	608-10	Active	011410	0595	C	10	70	NW	12	26	4	PEOPLES STORAGE	63658	
5	608-10	Active	012604	9011	C	10	70	SW	1	26	4	KENMORE SELF- STORAGE	209959	
6	608-10	Active	032605	9024	C	90	15	SE	3	26	5	SHURGARD MINI-STORAGE	177819	
7	608-10	Active	032605	9136	C	90	15	SE	3	26	5	WOODINVILLE HEATED STORAGE	50556	
8	608-10	Active	072604	9005	C	10	80	NE	7	26	4	MR. VAN GARD SELF STORAGE	183256	
9	608-10	Active	072605	9082	C	85	20	SE	7	26	5	SHERLOCK SELF-STORAGE	111200	
10	608-10	Active	072605	9126	C	85	20	SW	7	26	5	PUBLIC STORAGE MINI-WAREHOUSE	61095	
11	608-10	Active	182604	9047	C	10	80	SE	18	26	4	PUBLIC STORAGE	203014	
12	608-10	Active	182604	9048	C	10	80	SE	18	26	4	145TH AURORA STORAGE	68537	
13	608-10	Active	397170	0035	C	10	60	NE	5	26	4	PUBLIC STORAGE	82821	
14	608-10	Active	741770	0300	C	10	60	NW	4	26	4	PUBLIC STORAGE	39500	
15														
16	NEIGHBORHOOD 608-020 INSPECTIONS													
17	Selected	Status	Major	Minor	PT	Area	Sub	Q	S	T	R	PropName	SqFtLot	NewNote
18	608-20	Active	032304	9141	C	36	80	NE	3	23	4	Public Storage and Truck Rental	200717	
19	608-20	Active	032304	9149	C	36	80	SE	3	23	4	PUBLIC STORAGE	517928	
20	608-20	Active	082305	9041	C	75	60	NE	8	23	5	STORAGE ONE SELF STORAGE	77600	
21	608-20	Active	082305	9080	C	75	60	NE	8	23	5	STORAGE ONE SELF STORAGE (VACANT PARCEL)	7900	
22	608-20	Active	082305	9143	C	75	60	NE	8	23	5	STORAGE ONE SELF STORAGE (VACANT PARCEL)	1300	
23	608-20	Active	082305	9179	C	75	60	NE	8	23	5	STORAGE ONE SELF STORAGE (VACANT LAND)	12754	
24	608-20	Active	092305	9184	C	75	60	SE	9	23	5	RENTON HIGHLAND SELF-STORAGE	80000	
25	608-20	Active	152305	9032	C	75	60	NW	15	23	5	STORAGE ONE ON 4TH	196456	
26	608-20	Active	152305	9232	C	75	60	NW	15	23	5	STORAGE ONE ON 4TH	20473	
27	608-20	Active	162305	9062	C	75	60	NW	16	23	5	THE STOR-HOUSE SELF STORAGE	90605	
28	608-20	Active	162305	9142	C	75	60	NW	16	23	5	THE STOR-HOUSE SELF STORAGE	45738	
29	608-20	Active	162305	9143	C	75	60	NW	16	23	5	THE STOR-HOUSE SELF-STORAGE	43109	
30	608-20	Active	162305	9144	C	75	60	NW	16	23	5	STOR-HOUSE SELF STORAGE	154202	
31	608-20	Active	516970	0110	C	75	60	SW	3	23	5	SUNSET HIGHWAY SELF-STORAGE	121208	