

Commercial Revalue

2013 Assessment roll

BOEING
AREA 625

King County, Department of Assessments
Seattle, Washington

Lloyd Hara, Assessor



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2013 – 2013 Assessment Year

Specialty Area: 625

Specialty Name: Boeing

Physical Inspection: May 2013

Total Population – Parcel Summary Data

Population: 145 parcels

	Land	Improvements	Total
2012 Value	\$589,089,600	\$856,922,600	\$1,446,012,200
2013 Value	\$601,430,400	\$861,851,600	\$1,463,282,000
Percent Change	2.09%	0.58%	1.19%

No ratio studies are included in this report due to the absence of improved sales.

Conclusion and Recommendation:

Since the values recommended in this report improve equity, the specialty appraiser recommends posting them for the 2013 assessment year.

Analysis Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 2, 2013

Responsible Appraiser:

The following Appraiser did the valuation for this specialty:
Washington State Certified General Real Estate Appraiser # 1100227

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. We find that the current improvements do add value to the property, in most cases, and therefore are 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.

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, Departures and Limiting Conditions

The sales comparison, income and cost approaches to value were considered for this mass appraisal valuation.

- 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: 625: The Boeing Company

Boundaries: 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.

Specialty Description:

Boeing is the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft combined. The company is organized into two business units: Boeing Commercial Airplanes and Boeing Defense, Space & Security. Boeing Commercial Airplanes (BCA), headquartered in Renton, is organized into five airplane programs, VIP-derivative airplanes, extensive fabrication and assembly facilities, and a customer support division. The major commercial airplane facilities in King County are located in Seattle, Renton, and Auburn. The Kent Space Center and work groups at the Developmental Center Campus and Thompson site are part of the Boeing Defense, Space & Security (BDS) business unit, which is headquartered in St. Louis, Missouri.

The Renton site began manufacturing operations in 1941. It has been home to many of commercial aviation's most renowned airplanes. Renton currently produces The Next-Generation 737 airplanes, which includes the Boeing Business Jet and the company's newest 737 derivative, the P-8A Poseidon a maritime patrol and reconnaissance aircraft being built for the U.S. Navy. The 737 is the best-selling jet airliner in the history of aviation. The 737 has been continuously manufactured by Boeing since 1967 with 7,467 aircraft delivered and 3,044 orders yet to be fulfilled as of January 2013.

The Boeing Training and Flight Services located in at the Longacres Industrial Park in Renton are being relocated to Miami, Florida. All eight flight simulators now at the Longacres Boeing site in Renton will be relocated to the Miami facility, which can accommodate 20 but currently has only 11. Boeing has 19 such flight-training centers around the world; Miami is the largest.

The move will affect about 100 jobs at the local Boeing Flight Services operation, which has more than 500 employees, said spokesman Jim Condelles. Some may be offered an opportunity to relocate, he said.

The Auburn plant, opened in 1966, is the headquarters for Boeing's Fabrication Division. It is the largest airplane parts plant in the world with 265,000 part numbers currently manufactured here. This location is considered Commercial Airplanes' area of excellence for emergent operations, complex precision machining, and specialty production focused on advanced metal structures.

Seattle is home to the Developmental Center, Plant 2/Boeing Field, the Thompson Site, Spares Distribution Center, and South Park. The Seattle locations are primarily in the Commercial Aviation Services unit and provide customer support, maintenance, training, and various other services. In addition to these locations, Boeing owns and/or occupies office properties in Tukwila, Bellevue and the Boeing Commercial Airplanes group headquarters at Longacres Industrial Park in Renton.

A new P-8 aircraft production facility opened in 2010 at the Thompson Site in Seattle along the Duwamish River. The P-8A is a long-range anti-submarine warfare, anti-surface warfare, intelligence, surveillance, and reconnaissance aircraft that is being developed for the U.S. Navy by a Boeing-led team. The Navy is slated to buy 117 of the P-8As. A derivative of the Next-Generation 737-800, the P-8A had its first test flight from Renton Field on June 5, 2009 and the ceremonial roll out July 30, 2009. Boeing commercial aircraft employees assemble the P-8 aircraft in Renton then fly them to Seattle where Boeing defense and space employees install mission systems and conduct testing prior to customer delivery.

Boeing is shrinking its presence in Kent. In May 2013 it sold 72 acres including buildings that will be torn down to a warehouse developer. Boeing still has just over 100 acres in Kent. Boeing is re-locating much of its Kent IT functions to Seattle, St. Louis, and Charleston, S.C. Boeing announced at the end of June, 2013 that it handed out layoff notices to 59 defense-side software engineers at the Kent facility.

Commercial Aviation Services is a highly customer-focused organization that provides a broad range of support products and services to the air transport industry. The Boeing Commercial Airplanes Operations Center is located at Plant II in the Duwamish area of Seattle. This center provides 24-hour technical support to airline customers and features multimedia-equipped workrooms. The Developmental Center campus is adjacent to Plant II. This location provides services for both the Boeing Commercial Airplanes and Boeing Defense, Space & Security groups through new commercial airplane and military aircraft design and development.

Boeing's June 2013 report offers positive news for the environment. "Five years ago, we set ambitious goals to reduce our environmental footprint while significantly growing our business. Thanks to the dedication and hard work of everyone at Boeing, that's what we accomplished, and we are ready to make more progress in the years ahead," said Kim Smith, the company's vice president of Environment, Health and Safety.

Highlights of the 2013 report include:

- On a revenue-adjusted basis, Boeing facilities reduced hazardous waste by 33 percent, carbon dioxide emissions by 26 percent, energy use by 21 percent, and water intake by 20 percent since 2007. Measured on an absolute basis, the reductions equate to 18 percent for hazardous waste, 9 percent for carbon dioxide emissions, 3 percent for energy use and 2 percent for water intake. In 2012, 79 percent of the solid waste Boeing generated was diverted from landfills — a 36 percent improvement since 2007.
- Over the five-year period, the reductions in carbon dioxide emissions that Boeing achieved would be equal to taking 87,000 cars off the road for one year.
- Boeing is committed to zero carbon growth by 2017, while continuing to increase aircraft production.
- The 737 MAX, currently in development, features a 13 percent smaller carbon footprint than today's most fuel-efficient single-aisle airplanes.
- The 787 Dreamliner is 20 percent more fuel-efficient than other airplanes of comparable size and is the environmental benchmark for the aerospace industry.
- In 2012, Boeing completed the first ecoDemonstrator project, designed to speed development of environmentally progressive products, materials and designs.
- Boeing leads global collaboration to reduce chemicals used in aerospace products and improve the efficiency of the global air traffic network, which will significantly reduce emissions.

As of May 2013, Boeing employs over 172,000 people in the United States and Washington State remains Boeing's largest center of employment with approximately 85,000 workers.

Preliminary Ratio Analysis:

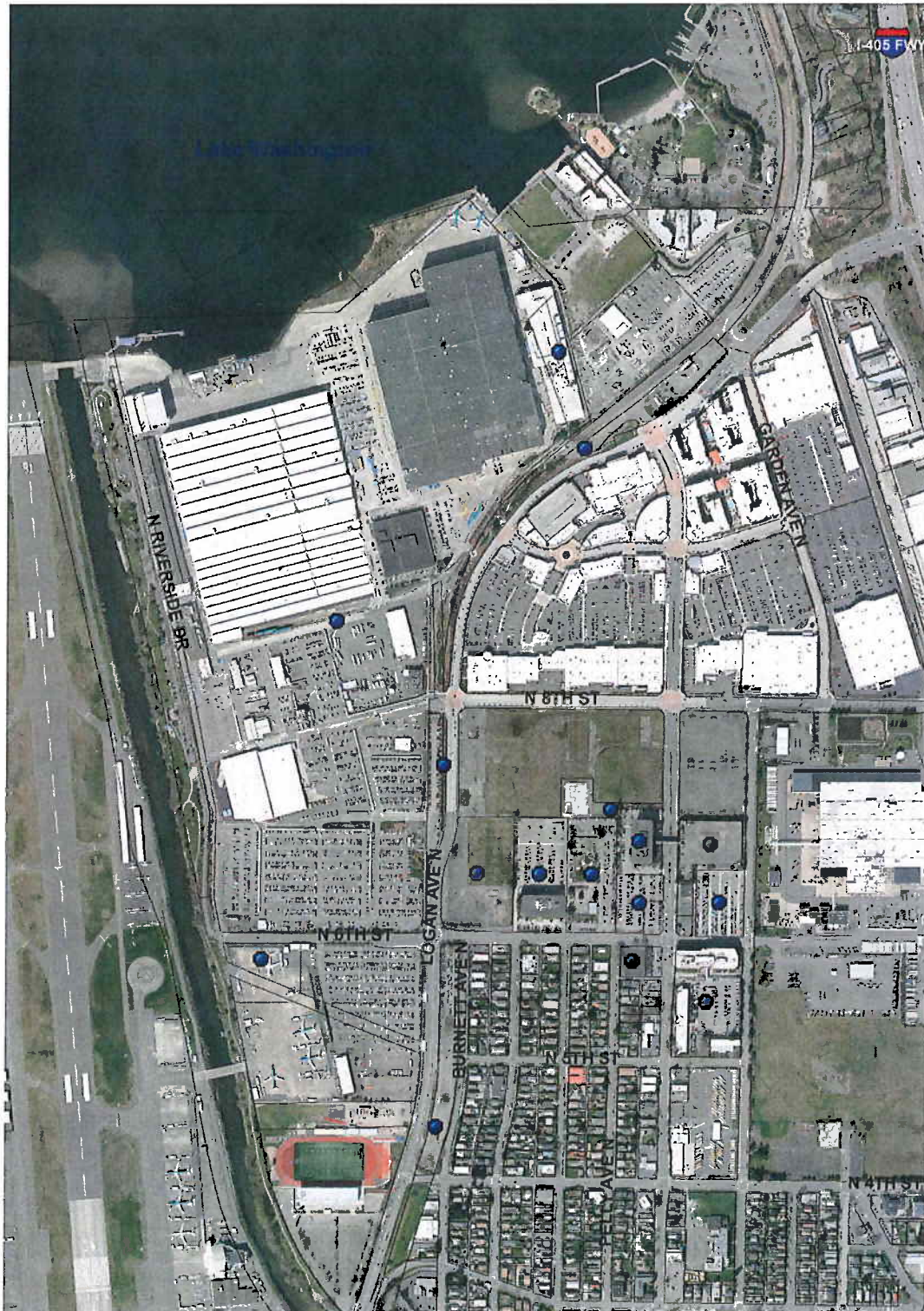
No ratio study was performed for Boeing properties due to the absence of sales data necessary to measure assessment levels and uniformity statistics.

Physical Inspection:

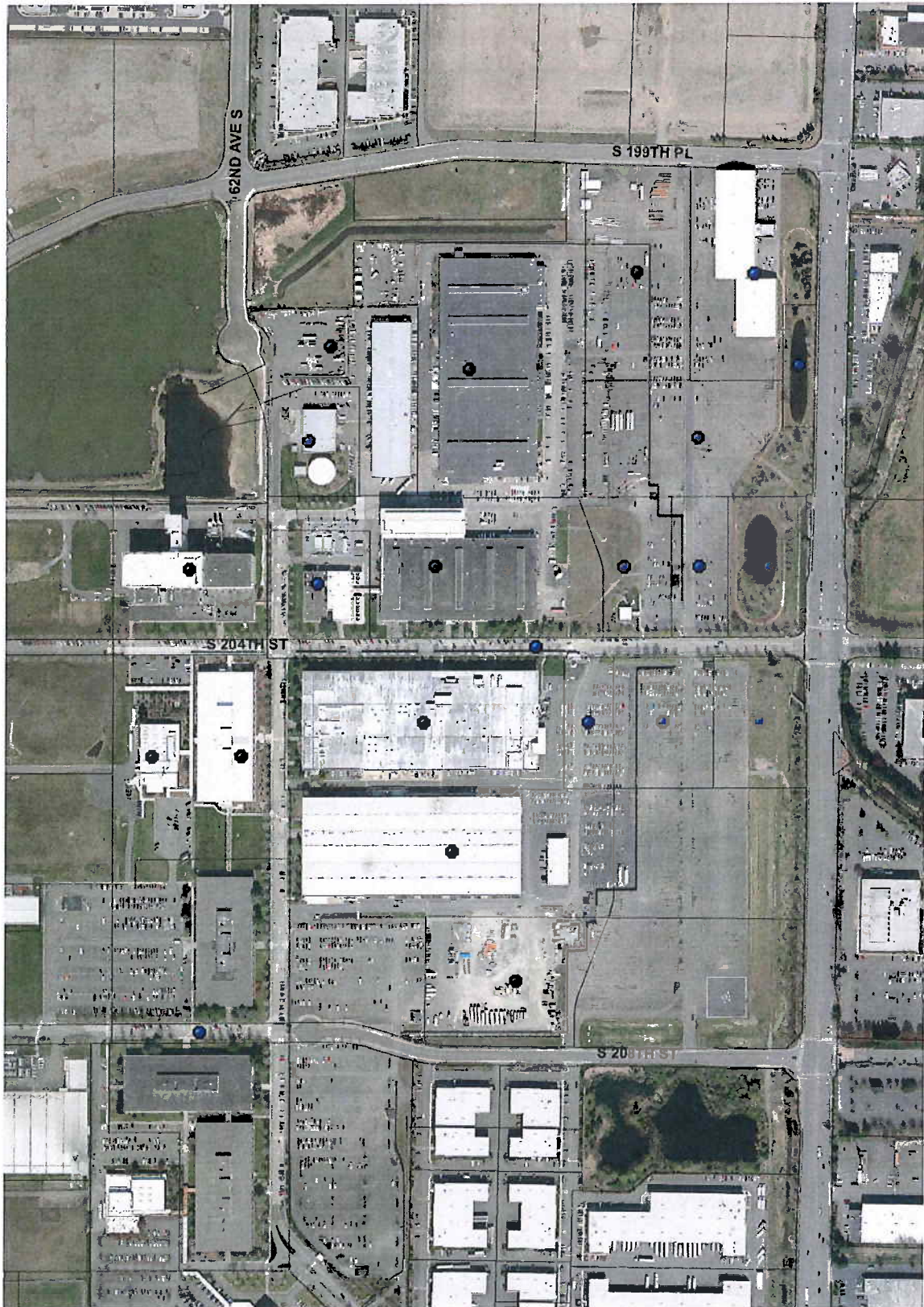
The Renton and Kent facilities along with the Boeing owned buildings at the King County Airport were physically inspected for the 2013 assessment year. The following parcels were inspected:

Major	Minor	Property Name
088661	0030	BOEING RENTON 10-20
088661	0060	BOEING RENTON 10-18
756460	0055	BOEING RENTON OFFICE & GARAGE 10-13, 10-
088670	0220	HQ COML AIRPLANE GROUP (BLDG 25-20)
242304	9022	BOEING LONGACRES PARK 25-01
072305	9001	BOEING RENTON
088661	0050	Boeing Emerging Ops
088670	0230	FAMILY CARE CENTER BUILDING (BUILDING 25
242304	9048	BOEING LONGACRES PARK
292404	9066	BOEING FIELD
292404	9106	BOEING FIELD
022204	9064	BOEING KENT SPACE CENTER
022204	9069	BOEING-Kent Space Center
660007	0120	Boeing
660007	0130	Boeing
660007	0140	Boeing Lab 18-61
660007	0150	Boeing
660007	0190	Boeing
660007	0200	Boeing
660007	0210	Boeing
660007	0220	Boeing
660007	0230	Boeing
660007	0240	Boeing
660007	0260	Boeing
282404	9007	King County Airport

Boeing Renton



Boeing Kent



Boeing at King County Airport



Scope of Data

Land Value Data:

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

Improved Parcel Total Values

Sales comparison approach model description:

The sales comparison approach was not utilized because there are too few quality sales to form an efficient market. In general, these properties are useful for a specific purpose and rarely sell for investment purposes. Sales that have occurred have been for the future development of the land and not the continued use of the respective improvements on site at the time of sale.

Cost approach model description:

The cost approach was the primary valuation methodology for Boeing industrial properties. The Marshall & Swift Commercial Estimator was utilized which calculates the reproduction cost of an improvement and deducts the appropriate depreciation. The Marshall & Swift Valuation Service adjusts costs to the western United States region and the Seattle area. All of Boeing warehouse, manufacturing, and industrial engineering buildings were valued via the cost approach. Many of the Boeing buildings have very specialized functions and therefore, the cost approach is the most reliable method of valuation.

Cost calibration:

The Marshall & Swift cost modeling system, built in to the Real Property Application, is calibrated to the region and the Seattle area. The cost approach was the primary valuation methodology for Boeing industrial properties.

Income capitalization approach model description:

The income approach to value was considered and used for Boeing owned or occupied office buildings. Lease rates, vacancy and collection loss statistics, typical expense amounts, and capitalization rates appropriate to the subject property's geographic area were utilized. Lease rates reflect full service tenancy. The majority of Boeing office properties were valued using the income approach. The economic income models developed by the geographic appraiser and the office specialist were considered. The Boeing office model is most closely based on the income models developed by the office specialty appraiser. Similar to the office specialty, the Boeing offices typically have in

excess of 100,000 square feet of net rentable area and are considered to be class A or B investment grade properties. The single tenancy nature of the office buildings was also considered in valuation. The largest concentration of Boeing offices is in Bellevue followed by Renton and Duwamish.

The following table represents the income parameters used for each office neighborhood:

Economic Income Parameters				
Boeing Neighborhood	Rent	V&CL	Expenses	CAP Rate
Renton 625-10	\$18-\$24	12.00%	35.00%	7.50%-8.50%
Duwamish 625-11	\$16-\$22	10.00%	35.00%	6.75%-7.75%
Longacres 625-25	\$16-\$24	12.00%	35.00%	6.75%-7.75%
Bellevue 625-33	\$19-\$26.50	12.00%	35.00%	6.75%-7.75%

Income approach calibration:

Income models developed by the geographic and office specialty appraisers were analyzed, reconciled, and applied when appropriate to office properties. Neighborhood 625-52 is the designation for the Boeing industrial properties. The income model was not used for these properties.

Reconciliation:

All parcels were individually reviewed by the specialty appraiser for correctness before the final value was selected. Extraordinary obsolescence was considered on a case-by-case basis.

Model Validation

Total Value Conclusions, Recommendations and Validation:

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.

Application of the recommended values for 2013 improves uniformity among the Boeing properties. A majority of the improved Boeing properties are valued based on reconstruction cost new less depreciation plus the land value assigned by the geographic appraiser. Boeing total assessment increased from the 2012 assessment by 1.19%. Recommend application of the new values.

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.

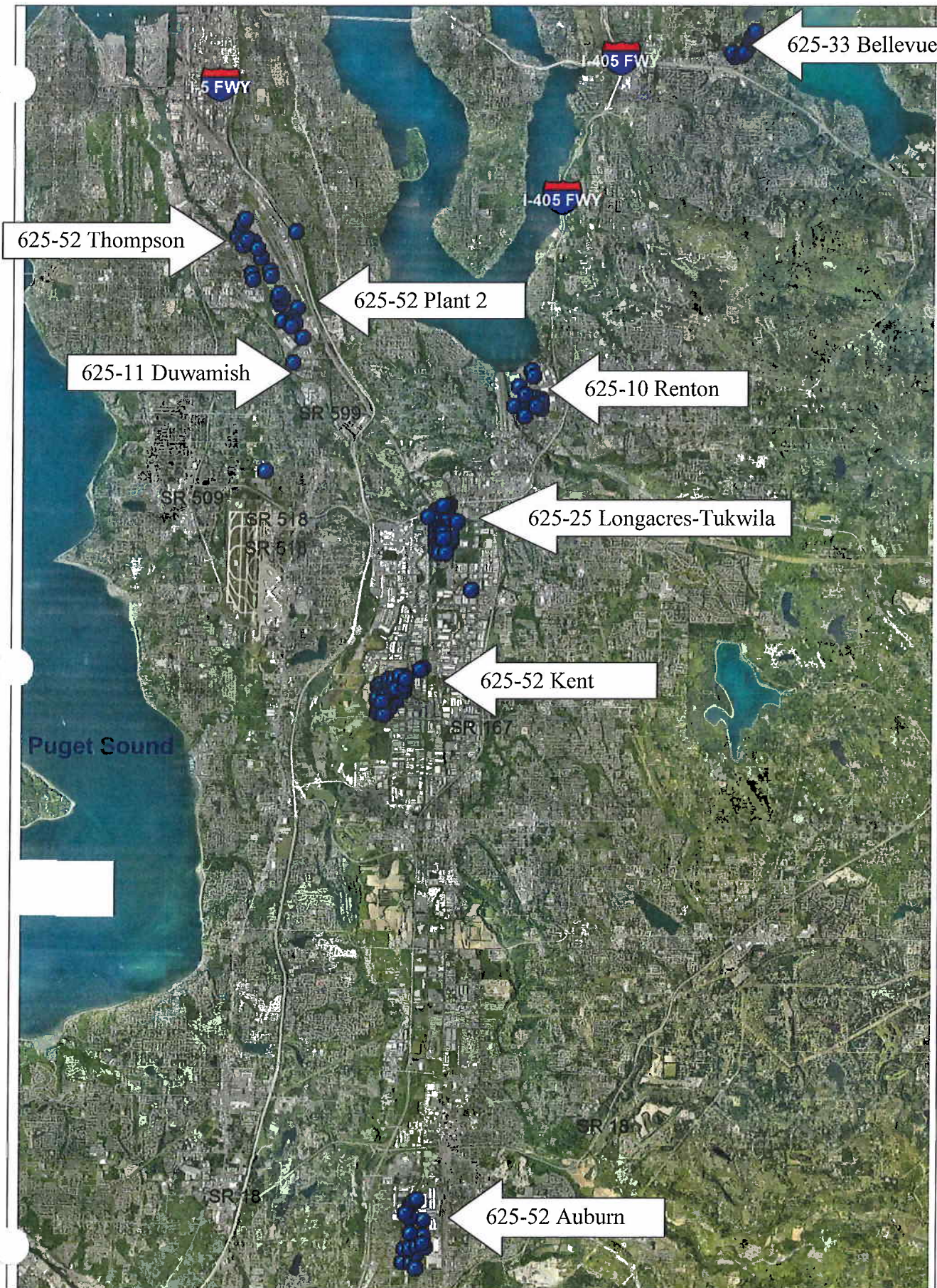
Assumptions and Limiting Conditions:

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.



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
6/3/13

Boeing Parcels and 2013 Values

Major	Minor	Land	Improvement	Total Value	Property Name
088661	0030	\$3,266,400	\$19,503,800	\$22,770,200	BOEING RENTON 10-20
088661	0060	\$1,569,400	\$16,694,100	\$18,263,500	BOEING RENTON 10-18
088661	0080	\$1,929,800	\$8,104,100	\$10,033,900	BOEING
756460	0055	\$3,730,300	\$33,066,700	\$36,797,000	BOEING RENTON OFFICE & GARAGE 10-13, 10-
092304	9155	\$9,879,300	\$36,117,400	\$45,996,700	BOEING DUWAMISH BLDG 11-14
088670	0210	\$5,174,400	\$0	\$5,174,400	PARKING AREA FOR OFFICE ON MINOR 0220
088670	0220	\$3,379,600	\$31,765,200	\$35,144,800	HQ COML AIRPLANE GROUP (BLDG 25-20)
242304	9022	\$22,514,100	\$70,726,900	\$93,241,000	BOEING LONGACRES PARK 25-01
112405	9004	\$12,649,800	\$3,695,200	\$16,345,000	BOEING COMPUTER SERVICES 33-01
112405	9124	\$10,412,600	\$4,367,400	\$14,780,000	Boeing Building 33-12
112405	9126	\$11,619,100	\$3,724,000	\$15,343,100	OFFICE BUILDING 33-11
112405	9130	\$4,102,800	\$1,762,400	\$5,865,200	OFFICE BUILDING 33-14
112405	9131	\$4,302,500	\$1,206,800	\$5,509,300	OFFICE BUILDING 33-15
112405	9132	\$11,552,800	\$25,514,600	\$37,067,400	COMPUTER BUILDING 33-03
112405	9133	\$3,968,000	\$1,955,100	\$5,923,100	WAREHOUSE BUILDING 33-04
112405	9134	\$14,281,000	\$2,485,500	\$16,766,500	OFFICE BUILDING 33-07
112405	9135	\$14,148,700	\$2,402,900	\$16,551,600	OFFICE BUILDING 33-08
112405	9136	\$12,228,900	\$2,419,000	\$14,647,900	OFFICE BUILDING 33-05
000160	0014	\$3,917,200	\$0	\$3,917,200	BOEING VACANT LAND
000160	0020	\$4,840,200	\$17,826,200	\$22,666,400	BOEING PLANT 2
000340	0018	\$42,576,100	\$60,344,300	\$102,920,400	BOEING DEVELOPMENTAL CENTER
000340	0019	\$1,000	\$0	\$1,000	ROW/OXBOW BRIDGE
000340	0021	\$20,004,000	\$5,748,100	\$25,752,100	BOEING MILITARY FLIGHT CENTER
000340	0026	\$3,211,200	\$0	\$3,211,200	BOEING PARKING
000340	0028	\$1,862,100	\$0	\$1,862,100	BOEING PARKING
000340	0048	\$1,146,200	\$0	\$1,146,200	BOEING PARKING
000740	0033	\$16,010,800	\$11,304,300	\$27,315,100	BOEING THOMPSON SITE
002200	0005	\$1,000	\$39,745,300	\$39,746,300	BOEING PLANT 2
002200	0195	\$412,500	\$0	\$412,500	BOEING PLANT 2
012204	9022	\$1,000	\$172,600	\$173,600	WESTERN PROCESSING-SAO
022204	9064	\$5,285,300	\$11,244,400	\$16,529,700	BOEING KENT SPACE CENTER
022204	9069	\$2,328,500	\$3,921,400	\$6,249,900	BOEING-Kent Space Center
022204	9074	\$1,946,200	\$0	\$1,946,200	BOEING
042304	9016	\$2,624,400	\$0	\$2,624,400	BOEING VACANT LAND
042304	9047	\$1,000	\$0	\$1,000	BOEING VACANT LAND
042304	9183	\$653,200	\$0	\$653,200	BOEING VACANT LAND
042304	9195	\$1,000	\$0	\$1,000	ROW/BRIDGE
072305	9001	\$100,620,000	\$105,678,200	\$206,298,200	BOEING RENTON
072305	9046	\$1,732,800	\$0	\$1,732,800	BOEING VACANT LAND
072305	9100	\$1,089,800	\$0	\$1,089,800	BOEING BN R. R. R/W
082305	9187	\$2,059,700	\$0	\$2,059,700	BOEING RENTON PARKING
082305	9209	\$1,130,600	\$0	\$1,130,600	BOEING RENTON PARKING
088660	0060	\$1,802,600	\$8,000	\$1,810,600	BOEING
088661	0020	\$4,077,600	\$0	\$4,077,600	BOEING

Boeing Parcels and 2013 Values

Major	Minor	Land	Improvement	Total Value	Property Name
088661	0040	\$3,034,400	\$0	\$3,034,400	BOEING
088661	0050	\$1,053,000	\$611,200	\$1,664,200	Boeing Emerging Ops
088661	0090	\$1,000	\$0	\$1,000	BOEING
088670	0010	\$1,513,700	\$0	\$1,513,700	VACANT LAND
088670	0020	\$2,646,400	\$0	\$2,646,400	VACANT LAND
088670	0030	\$1,806,000	\$0	\$1,806,000	VACANT LAND
088670	0040	\$2,787,600	\$0	\$2,787,600	VACANT LAND
088670	0050	\$2,779,100	\$0	\$2,779,100	VACANT LAND
088670	0060	\$2,536,500	\$0	\$2,536,500	VACANT LAND
088670	0070	\$2,103,600	\$0	\$2,103,600	VACANT LAND
088670	0080	\$4,354,400	\$0	\$4,354,400	VACANT LAND
088670	0090	\$2,522,100	\$0	\$2,522,100	VACANT LAND
088670	0100	\$3,814,000	\$0	\$3,814,000	VACANT LAND
088670	0110	\$2,631,600	\$0	\$2,631,600	VACANT LAND
088670	0120	\$3,706,100	\$0	\$3,706,100	VACANT LAND
088670	0130	\$3,402,700	\$0	\$3,402,700	VACANT LAND
088670	0140	\$4,184,700	\$0	\$4,184,700	VACANT LAND
088670	0150	\$2,314,100	\$0	\$2,314,100	VACANT LAND
088670	0160	\$1,852,000	\$0	\$1,852,000	VACANT LAND
088670	0170	\$4,101,400	\$0	\$4,101,400	VACANT LAND
088670	0180	\$2,105,400	\$0	\$2,105,400	VACANT LAND
088670	0190	\$2,877,300	\$0	\$2,877,300	VACANT LAND
088670	0200	\$4,230,100	\$0	\$4,230,100	VACANT LAND
088670	0230	\$4,325,900	\$2,546,800	\$6,872,700	FAMILY CARE CENTER BUILDING (BUILDING 25)
088670	0270	\$3,380,000	\$0	\$3,380,000	VACANT LAND
088670	0280	\$1,725,700	\$0	\$1,725,700	VACANT LAND
088670	0290	\$1,477,500	\$0	\$1,477,500	VACANT LAND
088670	0300	\$1,668,600	\$0	\$1,668,600	VACANT LAND
088670	0310	\$1,678,200	\$0	\$1,678,200	VACANT LAND
088670	0340	\$1,000	\$0	\$1,000	TRACT G - ROAD
088670	0350	\$799,600	\$0	\$799,600	TRACT H
088670	0360	\$162,600	\$0	\$162,600	VACANT LAND (100%WETLAND)
088670	0370	\$45,300	\$0	\$45,300	VACANT LAND (100%WETLAND)
088670	0380	\$46,800	\$0	\$46,800	VACANT LAND (100%WETLAND)
088670	0400	\$312,800	\$0	\$312,800	TRACT E (100%WETLAND)
125381	0041	\$17,700	\$0	\$17,700	BOEING R.R. R/W
162304	9238	\$6,664,700	\$77,563,800	\$84,228,500	BOEING SPARES DISTRIBUTION CENTER
218500	0005	\$274,000	\$0	\$274,000	BOEING PLANT 2 PARKING
242104	9069	\$7,477,000	\$17,285,800	\$24,762,800	BOEING AUBURN PLANT
242104	9089	\$2,077,800	\$4,217,300	\$6,295,100	BOEING AUBURN PLANT (BLDG 17-70)
242104	9091	\$1,485,300	\$0	\$1,485,300	BOEING PROPERTY
242104	9092	\$2,271,600	\$0	\$2,271,600	BOEING PROPERTY
242304	9048	\$787,800	\$4,958,100	\$5,745,900	BOEING LONGACRES PARK
242304	9050	\$313,600	\$0	\$313,600	BOEING LONGACRES PARK VACANT

Boeing Parcels and 2013 Values

Major	Minor	Land	Improvement	Total Value	Property Name
242304	9052	\$144,300	\$0	\$144,300	BOEING LONGACRES PARK VACANT
242304	9055	\$220,900	\$0	\$220,900	BOEING LONGACRES PARK VACANT
242304	9071	\$262,700	\$0	\$262,700	BOEING LONGACRES PARK VACANT
242304	9088	\$666,600	\$237,300	\$903,900	BOEING WAREHOUSE
252104	9020	\$404,200	\$0	\$404,200	BOEING PROPERTY
252104	9021	\$1,683,100	\$12,359,300	\$14,042,400	BOEING AUBURN PROPERTY
252104	9025	\$242,100	\$0	\$242,100	BOEING PROPERTY/OS/CA LAND
252104	9026	\$812,100	\$0	\$812,100	BOEING PROPERTY/OS/CA LAND
252104	9043	\$3,552,700	\$0	\$3,552,700	AUBURN BOEING PROPERTY
252104	9072	\$365,900	\$0	\$365,900	BOEING PROPERTY
252104	9073	\$43,500	\$0	\$43,500	BOEING PROPERTY/OS-CA LAND
252104	9074	\$202,100	\$0	\$202,100	BOEING PROPERTY
252104	9075	\$357,100	\$0	\$357,100	BOEING PROPERTY
252104	9083	\$1,765,000	\$6,000	\$1,771,000	BOEING AUBURN PARKING
252104	9084	\$202,100	\$0	\$202,100	BOEING PROPERTY
252104	9104	\$2,744,200	\$10,913,100	\$13,657,300	BOEING AUBURN PLANT (BLDG 17-68)
252104	9105	\$4,111,100	\$8,539,400	\$12,650,500	BOEING AUBURN PLANT (BLDGS 17-08, 17-66)
252104	9106	\$7,058,600	\$43,216,800	\$50,275,400	BOEING AUBURN PLANT(BLDG 17-45 & 17-44)
252104	9107	\$4,773,700	\$16,149,300	\$20,923,000	BOEING AUBURN PLANT (BLDGS 17-07, 17-10,
252104	9108	\$714,300	\$45,500	\$759,800	BOEING PROPERTY
252104	9111	\$2,232,800	\$924,200	\$3,157,000	BOEING TRANSPORTATION TERMINAL (BLDG NO.
282404	9009	\$1,457,400	\$33,186,000	\$34,643,400	BOEING PLANT 2
282404	9042	\$200,000	\$0	\$200,000	BOEING TRANSMITTER SITE
292404	9056	\$186,400	\$0	\$186,400	BOEING PLANT 2 PARKING
292404	9066	\$1,000	\$0	\$1,000	BOEING FIELD
292404	9098	\$78,500	\$0	\$78,500	BOEING PLANT 2 PARKING
292404	9106	\$1,000	\$5,404,500	\$5,405,500	BOEING FIELD
332404	9002	\$4,471,200	\$1,698,100	\$6,169,300	BOEING PLANT 2
382900	0005	\$393,800	\$0	\$393,800	BOEING VACANT LAND (Contaminated)
562420	0990	\$11,760,700	\$13,817,300	\$25,578,000	BOEING DEVELOPMENTAL CENTER
562420	1032	\$21,307,100	\$27,898,700	\$49,205,800	BOEING DEVELOPMENTAL CENTER
562420	1036	\$2,693,100	\$0	\$2,693,100	BOEING DEVELOPMENTAL CENTER
562420	1038	\$3,131,500	\$230,600	\$3,362,100	BOEING DEVELOPMENTAL CENTER
660007	0120	\$1,614,200	\$518,500	\$2,132,700	Boeing
660007	0130	\$1,794,000	\$10,970,000	\$12,764,000	Boeing
660007	0140	\$3,465,900	\$16,838,400	\$20,304,300	Boeing Lab 18-61
660007	0150	\$620,800	\$30,800	\$651,600	Boeing
660007	0160	\$1,248,500	\$0	\$1,248,500	Boeing Vacant
660007	0170	\$1,127,400	\$0	\$1,127,400	Boeing Vacant
660007	0180	\$745,400	\$0	\$745,400	Boeing Vacant
660007	0190	\$987,700	\$92,500	\$1,080,200	Boeing
660007	0200	\$3,340,900	\$5,496,500	\$8,837,400	Boeing
660007	0210	\$1,041,100	\$341,100	\$1,382,200	Boeing
660007	0220	\$933,500	\$259,900	\$1,193,400	Boeing

Boeing Parcels and 2013 Values

Major	Minor	Land	Improvement	Total Value	Property Name
660007	0230	\$1,830,800	\$2,441,900	\$4,272,700	Boeing
660007	0240	\$4,540,100	\$4,383,100	\$8,923,200	Boeing
660007	0250	\$2,365,500	\$0	\$2,365,500	Boeing Vacant
660007	0260	\$2,269,000	\$1,049,100	\$3,318,100	Boeing
660007	0270	\$2,139,000	\$0	\$2,139,000	Boeing Vacant
660007	0300	\$16,700	\$0	\$16,700	Boeing Tract C
660007	0310	\$17,400	\$0	\$17,400	Boeing Tract D
660007	0320	\$6,100	\$0	\$6,100	Boeing Tract E Drainage
660007	0330	\$5,500	\$0	\$5,500	Boeing
722300	0115	\$1,710,700	\$0	\$1,710,700	BOEING VACANT LAND
722400	0880	\$237,200	\$0	\$237,200	BOEING PARKING
788360	8601	\$15,615,700	\$13,535,100	\$29,150,800	BOEING SOUTH PARK
788360	8603	\$6,120,300	\$2,581,700	\$8,702,000	BOEING SOUTH PARK