

# North Auburn, Black Diamond, Soos Creek Area: 60

## *Commercial Revalue for 2020 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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*John Wilson*  
**Assessor**

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with background information about our process and the basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson  
King County Assessor



# How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

## What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

## Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

### RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

## How Are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

## How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at [www.IAAO.org](http://www.IAAO.org). The following are target CODs we employ based on standards set by IAAO:

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies, 2013, Table 1-3.*

More results of the statistical testing process is found within the attached area report.

## Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

## Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.



# Area 60 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

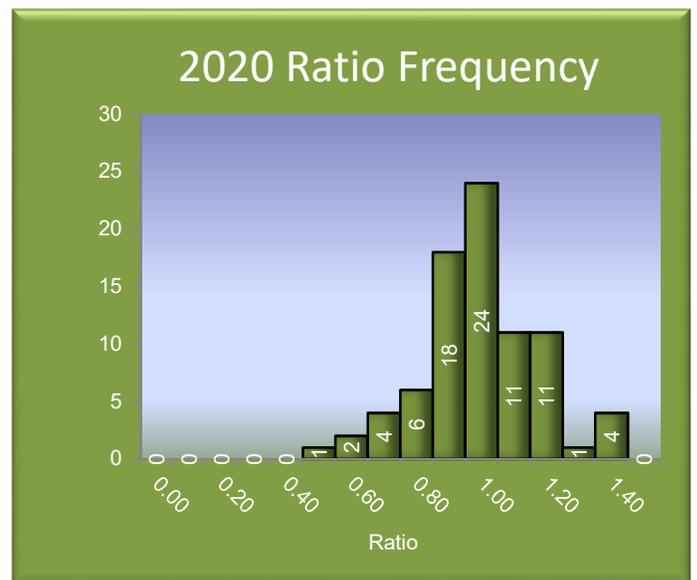
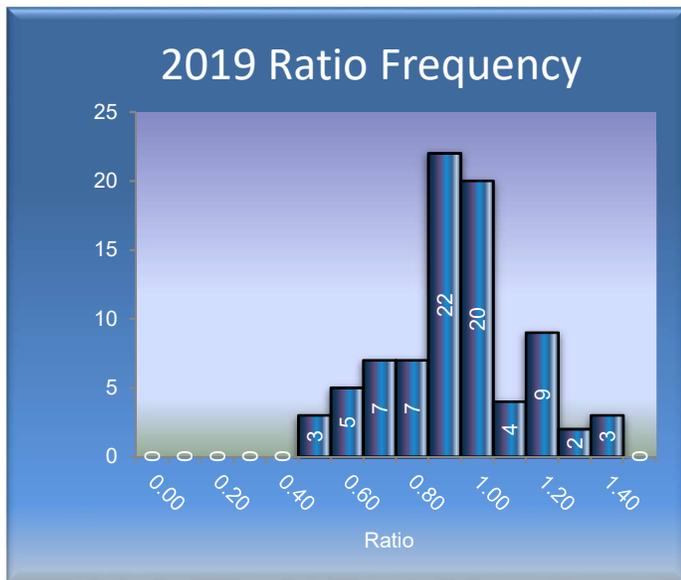
Pre-revalue ratio analysis compares sales from 2017 through 2019 in relation to the previous assessed value as of 1/1/2019.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	82
<b>Mean Assessed Value</b>	1,918,600
<b>Mean Adj. Sales Price</b>	2,272,200
<b>Standard Deviation AV</b>	3,217,736
<b>Standard Deviation SP</b>	3,884,921
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.889
<b>Median Ratio</b>	0.882
<b>Weighted Mean Ratio</b>	0.844
UNIFORMITY	
<b>Lowest ratio</b>	0.4228
<b>Highest ratio:</b>	1.3500
<b>Coefficient of Dispersion</b>	17.23%
<b>Standard Deviation</b>	0.2030
<b>Coefficient of Variation</b>	22.84%
<b>Price Related Differential (PRD)</b>	1.05

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2017 through 2019 and reflects the assessment level after the property has been revalued to 1/1/2020.

POST REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	82
<b>Mean Assessed Value</b>	2,096,900
<b>Mean Sales Price</b>	2,272,200
<b>Standard Deviation AV</b>	3,563,990
<b>Standard Deviation SP</b>	3,884,921
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.942
<b>Median Ratio</b>	0.926
<b>Weighted Mean Ratio</b>	0.923
UNIFORMITY	
<b>Lowest ratio</b>	0.5000
<b>Highest ratio:</b>	1.3540
<b>Coefficient of Dispersion</b>	13.75%
<b>Standard Deviation</b>	0.1714
<b>Coefficient of Variation</b>	18.19%
<b>Price Related Differential (PRD)</b>	1.02



# Executive Summary Report

**Appraisal Date: 1/1/2020**

## Geographic Appraisal Area:

60: North Auburn, Black Diamond, Soos Creek

## Sales - Improved Summary:

Number of Sales: 82; all in ratio  
 Range of Sales Dates: 01/03/2017– 12/9/2019

## Sales - Ratio Study Summary:

Sales--Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2019 Value	\$1,918,600	\$2,272,200	84.40%	17.23%
2020 Value	\$2,096,900	\$2,272,200	92.30%	13.75%
Abs. Change	\$178,300		7.90%	-3.48%
% Change	9.29%		9.36%	-20.20%

\*COD is a measure of uniformity, the lower the number the better the uniformity

Sales used in analysis: All improved sales, verified as good, that did not have characteristic changes between the date of sale and the date of appraisal were included in the ratio analysis. Examples of sales not included in the analysis are: those of property leased back to the seller; portions of a bulk portfolio sale; net lease sales; those prior to major property renovation.

## Population - Parcel Summary Data:

Total Population - Parcel Summary Data			
	Land	Improvements	Total
2019 Value	\$808,596,000	\$1,270,995,500	\$2,079,591,500
2020 Value	\$882,571,100	\$1,243,102,900	\$2,125,674,000
% Change	9.15%%	-2.19%	2.22%

Number of Parcels in the Population: 1,777 including vacant parcels and government parcels, but excluding specialty parcels. When commercial condominium projects are counted as single parcels, the number is 1,372.

Area 60  
 2020 Assessment Year



### **Conclusion and Recommendation:**

Total assessed values for the 2020 revalue have increased 2.22%.

The values recommended in this report improve uniformity and assessment equity, we recommend posting these values for the 2020 assessment year.

### **Areas within King County and Responsible Appraisers**

The following appraiser did the valuation for this geographic area:

- Robert M. Rosenberger – Commercial Appraiser II

The process and results were reviewed for quality control and administrative purposes by Marie Ramirez, Senior Appraiser.

## Identification of the Area

**Name or Designation: Area 60 – North Auburn, Black Diamond, Soos Creek**

### **Boundaries:**

This area is located in the Southern portion of King County. The northern boundary is 277<sup>th</sup> Street South to the Green River. The boundary then follows the Green River south to S.E. 288<sup>th</sup> Street, then due east to the Black Diamond city limits. From there, it goes along SE 280<sup>th</sup> Street through a corner of Maple Valley, and then along the Kent-Kangley Road to the Cascade crest. The southern Boundary runs west through Flaming Geyser State Park, then follows SE 384<sup>th</sup> Street until it meets State Highway 18. It follows that highway as it turns west to form the southern boundary. The western boundary is 51<sup>st</sup> Avenue South.

The northerly part of Auburn, all of Black Diamond, a sliver of Maple Valley, and a portion of unincorporated King County are located within the newly revised Area 60.

### **Map:**

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

### **Area Overview:**

For the 2020 Revalue, Area 60 experienced a major change of boundaries. Removed were Algona, Pacific, all of Auburn south of Highway 18 including the areas of the outlet mall, and the Muckleshoot Reservation. To compensate for this, the City of Black Diamond and adjacent area were added. While the before and after analysis within this report are internally consistent, care must be taken in comparing this year's data with that of the previous Area 60.

The Auburn area industrial market remains strong. Industrial land is becoming a scarce commodity, resulting in fewer new projects while existing space trades at a premium. There is ample Commercial land which the city could rezone. Industry may provide family wage jobs, but provides limited tax revenue. Heavy trucks also cause extra wear and tear on the streets. Although retail development would bring in more sales taxes, there is little current demand. Unfortunately, the impact of online shopping leaves brick and mortar stores struggling to survive.

Residential development in the form of apartment complexes in north Auburn and Planned Unit Developments in Black Diamond continue as the region accommodates population growth.

# Analysis Process

**Effective Date of Appraisal:** January 1, 2020

**Date of Appraisal Report:** March 29, 2020

The following appraiser did the valuation for geographic area 60:

Robert M. Rosenberger

## 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. 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 nominal 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

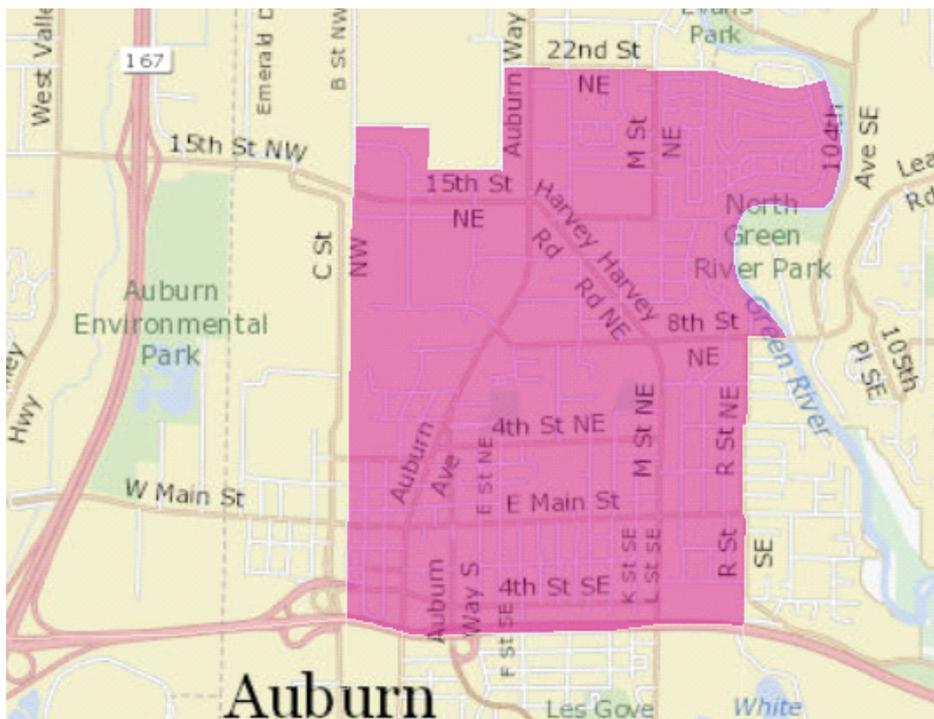
All three approaches to value were considered in this appraisal.

Sales from 01/01/2017 to 12/31/2019 were considered in all analyses. This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6. Time adjustments were not made to sales due to the lack of sales activity with which to consider for time trend analysis.

## Area Description

Area 60 which contains South Auburn, Black Diamond, Soos Creek and other adjacent unincorporated areas is divided into five neighborhoods which are described as follows:

**Neighborhood 20; Downtown Auburn** Neighborhood 20 is bounded on the south by Highway 18 and by the Auburn Airport to the north, by the Green River and R Street to the east, and by the railroad tracks adjoining C Street to the west.



Downtown Auburn is at last emerging as a distinct retail and transit center. Buses and a parking garage funnel commuters to the Sound Transit train station. Planned multi-family developments auger a vibrant commercial zone. The next major change will be the construction of another park and ride garage near the commuter rail station. Paid for by Sound Transit, it will have 500 spaces and cost \$60.4 million. 2019

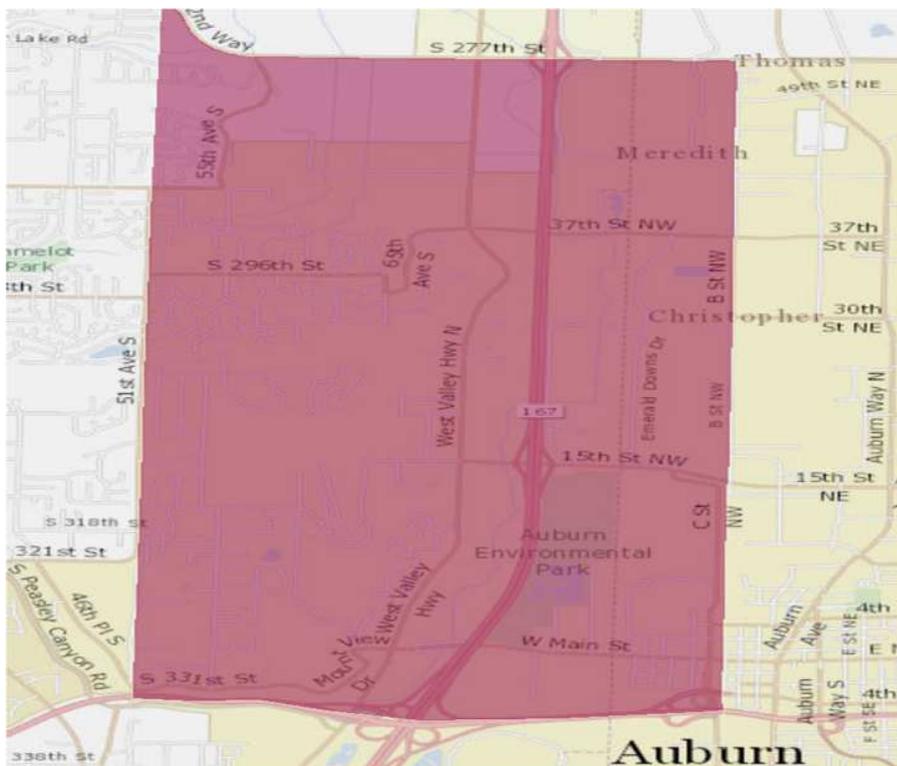
Area 60  
2020 Assessment Year

 **King County**  
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saw the start of construction on the Auburn Apartments, a 226 unit complex in the heart of downtown. Just to the north – also one block from the rail station – a second downtown senior assisted living facility is in the permitting process.

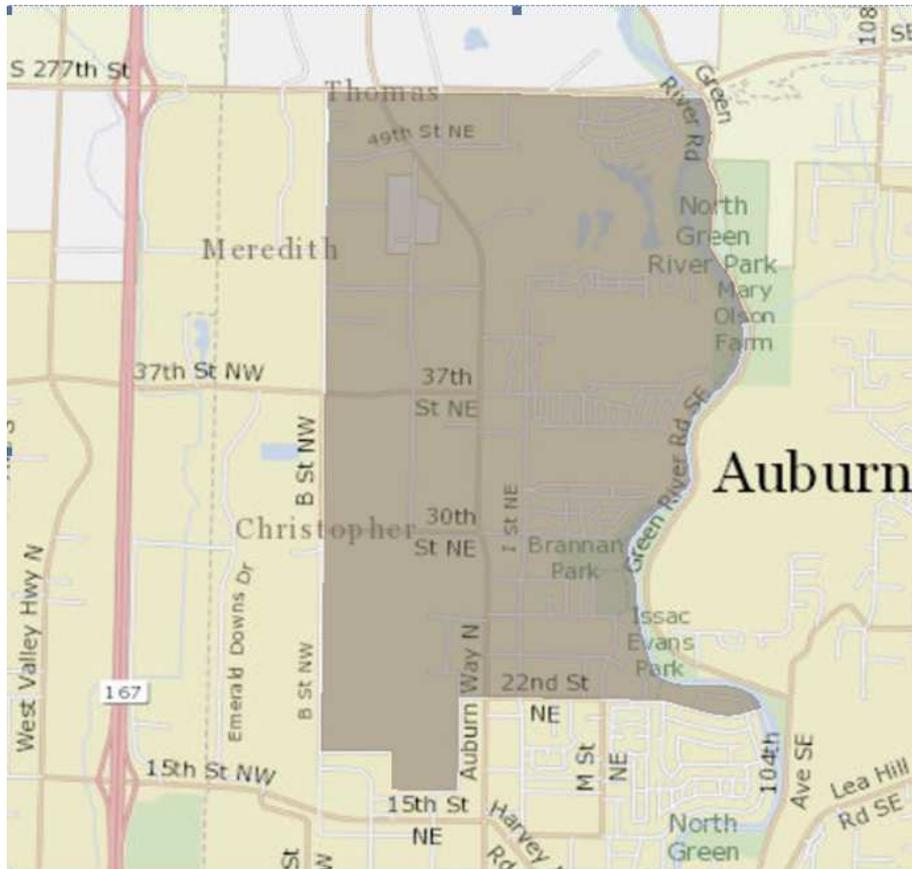
Higher values in this neighborhood are found along the principal arterial streets and in the CBD - Central Business District of Auburn.

**Neighborhood 30; Emerald Downs** Neighborhood 30 is bounded to the north by South 277<sup>th</sup> Street, by B Street NW on the east, by Highway 18 on the south, and by 51<sup>st</sup> Avenue South on the west.



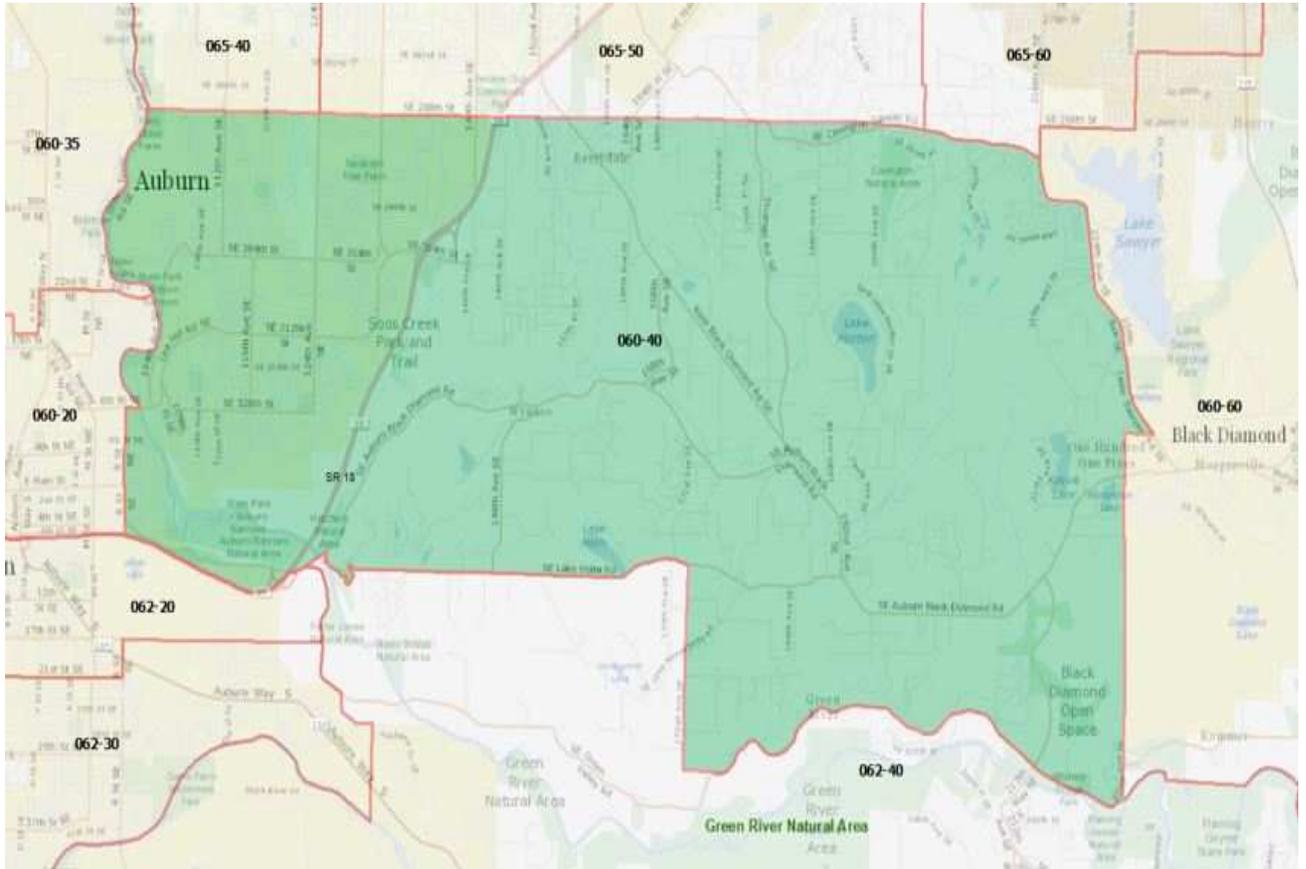
This neighborhood is overwhelmingly industrial, and nearly all non-wetlands are built out. Ingallina’s Box Lunch of Georgetown bought the former Delta Electric complex, and are in the process of converting the former assembly area into refrigerated space for meal preparation.

**Neighborhood 35; North Auburn Way** Neighborhood 35 is bounded to the north by South 277<sup>th</sup> Street, by the Green River on the east, by 22nd Street Northeast on the south, and by B Street NW on the west.



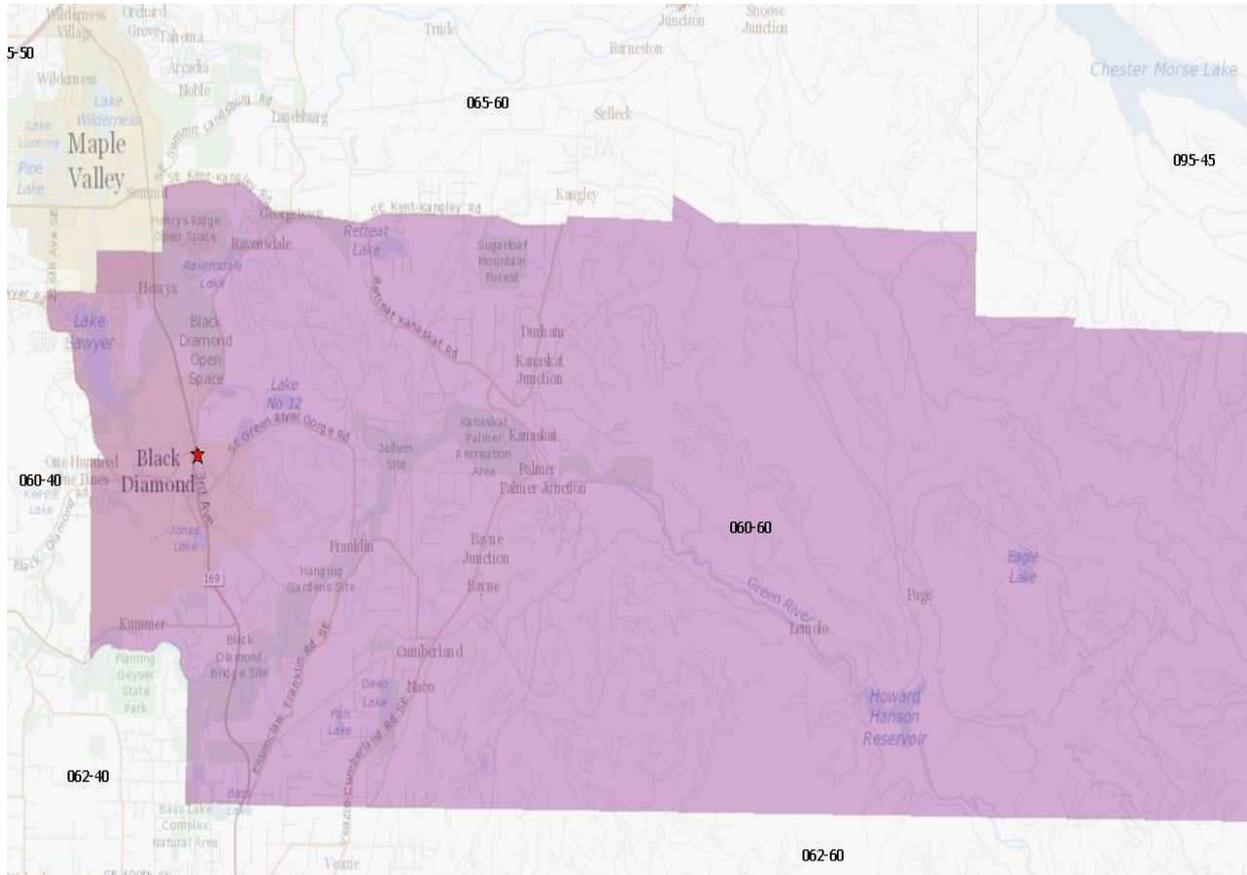
The bulk of this area supports light and heavy industrial uses. Commercial development snakes along Auburn Way North with numerous car dealers and retail spaces. A new Wyndham Microtel along with retail is planned across from Euro Foods and Deli. After two decades of planning, the site of the former Valley 6 Drive-In is finally seeing new life. The sale from Robertson to the Inland Group of Spokane is leading to the construction of 500 affordable units. The Washington State Housing Finance Commission is contributing \$127.5 million in financing, their largest project to date.

**Neighborhood 40; Soos Creek** Lying to the east of Auburn’s urban core, Neighborhood 40 is bounded to the north by Southeast 288<sup>th</sup> Street, to the east by the Black Diamond city limit, by the Green River to the south, and by R Street and the Green River to the west.



While this area is mostly rural and recreational, it includes Green River College, Pacific Raceways, Washington National Golf Course, and Druid’s Glen Golf Course. Pacific Raceways has announced plans for 200,000 square feet of industrial space to support the raceway. As part of the ongoing effort to settle the Paul Allen estate, Access Golf sold Druid’s Glen to Park Legacy at a discounted price. Park Legacy agreed to keep this course in the open space program which saved the seller seven years of back taxes. The buyer plans to develop the periphery of the course, and will have to repay the tax discount at that time.

**Neighborhood 60; Black Diamond** This area extends from the Black Diamond city limits in the west, to the Cascade crest in the east. The north boundary follows SE 288<sup>th</sup> Street then SE 280<sup>th</sup> Street through a corner of Maple Valley, and thereafter along the Kent-Kangley Road. The southern Boundary runs through Flaming Geyser State Park, then follows SE 384<sup>th</sup> Street.



The major news in Black Diamond is the Ten Trails development with 350 houses underway in Phase 1. When fully built out, Ten Trails will have added up to 6,000 homes and one million square feet of commercial space causing Black Diamond's population of 4,000 to quadruple. Perhaps in anticipation of future business, Provident Electric constructed a 16,000 square foot office/warehouse in the past year.

Following is the parcel count for Area 60 broken down by number of parcels found in each neighborhood including government owned.

AREA-NEIGHBORHOOD	PARCEL COUNT
60-20	435
60-30	366
60-35	406
60-40	321
60-60	249
<b>TOTAL PARCELS</b>	<b>1,777</b>

### Physical Inspection Area:

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Areas 60-20 was physically inspected for the 2020 assessment year. This inspection area consisted of 435 parcels, or approximately 24% of the 1,777 total parcels located in Area 60 (including government-owned properties but not specialty parcels). A list of the physically inspected parcels and an identifying map are included in the addendum of this report.

## Scope of Data

### Land Value Data:

Land sales that occurred in Area 60, between the dates of January 1, 2017 and December 31, 2019, were investigated to determine if they were market transactions, useful in estimating land value. Thirteen (13) arm's length land sales closed during this period in Area 60. These sales were given primary consideration for valuing land as of 1/1/2020. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sale Identification Section. Sales information is analyzed and investigated by the appraiser to determine if they are market transactions.

Of the thirteen (13) land sales used in this analysis, five (5) or 38% took place in 2017, three (3) or 23% took place in 2018, and the balance, five (5) sales or another 38% of the sales occurred in 2019. All sales were considered equally.

The search for comparable land sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location and zoning were the major factors considered for adjustments.

## 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. Property characteristics are verified for all sales if possible. An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's website.

## Land Value

### Land Sales, Analysis, Conclusions:

Land values were estimated based on the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales, and to achieve equalization in neighborhoods in accordance with zoning, size, and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area. Adjustments were made in prior assessment years to land values of properties with wetland or sensitive areas that are subject to the Sensitive Area Ordinance (SAO).

In most categories, any changes made were primarily to improve equalization.

The total land assessed value (specialty land included) for Area 60 Assessment Year 2019 was \$1,120,433,100 and the total recommended land assessed value for Assessment Year 2020 is \$1,244,003,500. This increase is approximately eleven point zero three percent (11.03%) in total assessed land value. Neighborhood 30 saw large increases since it is mostly industrial. The increases in Neighborhood 60 reflect a return to market value of properties that were reduced due to Open Space or contamination status.

Neighborhood	2019 Total	2020 Total	% Change
60-20	\$211,499,300	\$221,713,000	+4.83%
60-30	\$390,991,500	\$449,849,100	+15.05%
60-35	\$283,267,600	\$303,845,500	+7.26%
60-40	\$118,258,700	\$129,159,300	+9.22%
60-60	\$116,416,000	\$139,436,600	+19.77%
<b>Total Land Value</b>	<b>\$1,120,433,100</b>	<b>\$1,244,003,500</b>	<b>+11.03%</b>

\*The above totals represent land values including the specialty land parcels.

## LAND SALES BY ZONING AND PRICE PER SQUARE FOOT

ZONING	SALES(NO)	HIGH/SF	LOW/SF	MEAN/SF
M1	2	\$10.42	\$8.73	\$9.58
DUC	2	\$12.73	\$8.00	\$10.36
C1, C3, C4	5	\$13.35	\$4.35	\$8.85
CC	2	\$15.29	\$2.79	\$9.04
B/IP	1			\$4.81
MDR8	1			\$3.17

### Land Analysis by Neighborhood:

#### Area 60-20 Downtown Auburn

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/Ld. Area	Zone
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	C1
060	020	173580	0190	5,500	2850347	\$44,000	02/23/17	\$8.00	DUC
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	DUC

The Commercial Business District of Auburn, zoned DUC, is undergoing a makeover with the opening of the Merrill Gardens retirement complex. A total of three (3) land sales took place in this neighborhood during the past three years. They ranged from \$8.00 to \$13.35 per square foot. The highest was on Harvey Road NE, the others are a double sale on a side street. These sales do not reflect the higher values are found along the principal arterial streets and in the CBD (Central Business District). Current assessed values for industrial zoned land in this neighborhood predominately range from \$6.00 to \$10.00 a square foot.

E# 3005579: This parcel was bought for redevelopment. An older converted single family house was demolished prior to the sale.

E# 2850347: This was a speculative purchase for a future resale.

E# 2981926: This is the future resale of the parcel above.

**Area 60-30 Emerald Downs**

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/Ld. Area	Zone
060	030	352204	9022	395,960	2877334	\$3,455,082	07/11/17	\$8.73	M1
060	030	391500	0155	12,000	2947188	\$125,000	08/06/18	\$10.42	M1

Two (2) land sales from this sub area were analyzed. Excepting the wetland properties, industrial land in this neighborhood is now appraised at \$10 to \$12 per square foot.

E# 2877334: This was the sale of an industrially zoned parcel that was still being used for farming. DCT constructed a mega-warehouse prior to their acquisition by ProLogis.

E# 2947188: This transaction was of a storage yard in the neighborhood of Auburn Dairy Products.

**Area 60-35 North Auburn**

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/Ld. Area	Zone
060	035	936060	0005	160,249	2857112	\$1,400,000	04/03/17	\$8.74	C3
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	C3
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	C4

There were three (3) land sales in this neighborhood during the designated time period for the 2020 appraisal date. Industrial zoned properties in this area are predominately assessed from \$5.00 to \$9.00 per square foot, excluding the wetland properties. The commercial zoned values range from \$8.00 to \$15.00 a square foot. Properties with good visibility and high traffic volume are in demand.

E# 2857112: This was bought to build a limited service hotel and retail strip. It was resold last year with plans and permits for \$19 per square foot.

E# 3020054: Although located on Auburn Way North, the price was held down by the new Federal Emergency Management Agency flood maps which impact the rear of the property.

E# 3019541: The long anticipated sale of the major portion of the former Valley 6 Drive-In. After the city held firm on allowing no warehouses on this high visibility location, it agreed to apartment construction. This is now being developed as the Copper Gate Apartments, with retail eventually planned for the parcel to the north which sold in a city forced transaction.

**Area 60-40 Soos Creek**

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/Ld. Area	Zone
060	040	032105	9192	105,415	2907805	\$1,350,000	12/22/17	\$12.81	C1

One (1) land sales took place in this neighborhood during the last three years. One was a residentially zoned parcel that had been split off from an apartment site.

E# 2907805: Planned Vista Center retail site.

**Area 60-60 Black Diamond**

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/Ld. Area	Zone
060	060	084400	1365	8,175	2958095	\$125,000	10/10/18	\$15.29	CC
060	060	112106	9008	1,363,863	2942592	\$6,562,500	07/10/18	\$4.81	B/IP
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	CC
060	060	112106	9092	86,678	2909001	\$275,000	12/20/17	\$3.17	MDR8

The fast growing Black Diamond neighborhood had four (4) land sales during this time period. As can be seen in the remarks below, these sales range from the best to the worst

E# 2942592: Purchased for \$6,562,500. This is a level site on SR 169 just north of Black Diamond’s Old Town. The property had a smaller service garage on it that will be torn down. There are many commercially zoned properties in this area zoned CC that have yet to be developed and the subject is also zoned CC, Community Commercial. CC zoning is one of the most flexible zonings. The purchaser is holding the property for possible future development.

E# 2958095: This sale appears to be an arm’s length transaction on a prime parcel.

E# 2990632: Bought for a self-storage facility. Much of the property is low and wet.

E# 2909001: Purchased for \$275,000, zoned Medium Density Residential, is a triangular shaped parcel just off of State Route 169 on Roberts Road. The owner’s intention for the property is unknown at this time. Property has known water problems.

**Typical Land Values by Type and Neighborhood:**

Property Types	Zone	Neighborhoods				
		60-20	60-30	60-35	60-40	60-60
	Some selected values lie outside these ranges, due to special considerations	Downtown Auburn	Emerald Downs	North Auburn	Soos Creek	Black Diamond
<b>Industrial Land</b>	Auburn - M1, M2, EP	\$12.00	\$6.00 - \$12.00	\$8.00 - \$10.00		
	Black Diamond - IND, B/IP					\$2.50 - \$4.50
	Unincorporated KC - IP, M				\$0.60 - \$2.50	\$0.30 - \$0.75
<b>Commercial Land</b>	Auburn - CN, C1, C2, C3, BP, DUC	\$12.00 - \$30.00	\$9.00 - \$12.00	\$9.00 - \$17.00	\$6.00 - \$12.00	
	Black Diamond - CC, NC, TC					\$3.50 - \$14.00
	Maple Valley - CB					\$3.75 - \$4.50
	Unincorporated KC - NB				\$5.00	\$2.00 - \$10.00
<b>Multi-Family Land</b>	Auburn - R10, R20	\$5.00 - \$6.00	\$6.00 - \$12.50	\$3.50 - \$6.00	\$2.50 - \$5.00	
	Black Diamond - MDR8					\$2.25 - \$3.00
	Unincorporated KC					
<b>Residential Land</b>	Auburn - R1, R5, R7, RO, ROH	\$4.00 - \$15.00	\$4.00 - \$8.00	\$3.50 - \$6.00	\$2.00 - \$4.00	
	Black Diamond - R4, R6					\$3.50 - \$10.00
	Unincorporated KC - R4, RA5, RA10				\$0.60 - \$3.00	\$0.35 - \$4.50
	Site Value- RM, RML, RMH, RO, ROH	\$75,000-\$100,000	\$75,000-\$100,000	\$80,000	\$75,000-\$90,000	\$70,000-\$90,000

A list of vacant sales used, and those considered not reflective of market (Sales Not Used) are included in the addendum section of this report.

**ZONING DEFINITIONS**

**City of Auburn**

- R10 Residential 10 DU/Acre**
- R20 Residential 20 DU/Acre**
- RMPH Residential Manufactured Home Park District**
- RO Residential Office**
- RO-H Residential Office-Hospital**
- CN Neighborhood Shopping District**
- C1 Light Commercial District**
- C2 Central Business District**
- C3 Heavy Commercial District**
- DUC Downtown Urban Center**
- EP Environmental Park District**
- M-1 Light Industrial District**
- M-2 Heavy Industrial District**
- BP Business Park District**

**King County**

- A10**    **Agricultural 10 Acre Minimum**
- BN**     **Neighborhood Business**
- IP**     **Industrial Property Specific Standards**
- RA-5**   **Rural 5 acre minimum lot size**

**City of Black Diamond:**

- CC**     **Community Commercial**
- NC**     **Neighborhood Commercial**
- MPD**   **Master Plan Development**
- TC**     **Town Center**
- R 4**     **Residential - 4 units / acre**
- R 6**     **Residential - 6 units / acre**
- MDR8**   **Medium Density - 8 units / acre**
- B/IP**    **Business Industrial Park**
- PUB**    **Public / Open Space**
- IND**    **Industrial**

## Preliminary Ratio Analysis

<b>RECOMMENDED IAAO STANDARDS ON RATIO STUDIES</b>	
<b>Appraisal Level</b>	<b>.90 to 1.10</b>
<b>Coefficient of Dispersion (COD)</b>	<b>5.0 to 20.0</b>
<b>Price Related Differential (PRD)</b>	<b>.98 to 1.03</b>

A Preliminary ratio study was done prior to revaluation. The study included sales of improved parcels and showed a Coefficient of Variation (COV) of 22.84% and a Coefficient of Dispersion (COD) of 17.23%. The assessment level as indicated by the weighted mean was 84.4%. This indicated that the assessment levels were low, and the uniformity was in need of adjustment.

## Improved Parcel Total Values

Greater Auburn has very little in the way of office space. Many professionals, including medical practitioners, operate out of converted houses. Overall, the office market has remained stable. Retail space remains in the doldrums. Season’s grocery store on Lea Hill remains vacant despite increased housing nearby. Industrial space, on the other hand, is still going gangbusters. As rents go up, infill development is taking place on any available land. Small buildings are particularly prized by owner users.

## **Improved Value Data**

Commercial improved sales dating from January 2017 through December 2019 were considered in the evaluation of Area 60's improved properties. Eighty-two (82) arm's length improved sales took place during this period. Sales where the improvements changed after the sale were not used in the ratio study. The sales information was obtained from excise tax records, CoStar, brokers, and agents. The sales used in Area 60 were all fair market "arm's length" transactions reflecting market conditions. 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 approach reflects the principles of supply and demand, balance, externalities, and substitution. The sales comparison approach is preferred when there are adequate sales data. The model for sales comparison is based on four characteristics, 1) predominant use, i.e. zoning, 2) effective year built, 3) quality and 4) size. These characteristics are taken from the Assessor's records. A search was made for sales data that most closely fit the subject property within each geographic area. When necessary, sales of similar property types from other market areas were considered. From January 2017 through December 2019 there were 82 improved sales in Area 60; all were fair market "arm's length" transactions reflective of market conditions. These sales were organized by market segments based on predominant use.

Mobile home parks were valued at a market rate of price per pad. The Assessor analyzed mobile home park sales and determined the following brackets per pad: double wide pads range from \$65,000 to \$75,000 per pad depending on the location and condition of the site, single wide pads were valued between \$45,000 to \$55,000 per pad depending on location and condition of the site, and RV pads were valued at \$25,000 a pad. A compilation of mobile home parks sales used in this analysis is on file in the Assessor's office.

## **Sales Comparison Calibration**

Analysis of the sales within each neighborhood determined the selection of the coefficients used to construct the models of the sales approach. Neighborhoods were analyzed independently 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.

The table below, listing sales of common property types, was used to calibrate market approaches utilized in this revalue process.

PROPERTY TYPE	SALE PRICE RANGE	MEAN SALE PRICE
Office Buildings (6)	Sale Price Range/Sq Ft \$116 to \$273	Sq Ft \$201
Retail Stores (16)	Sale Price Range/Sq Ft \$83 to \$364	Sq Ft \$202
Storage Warehouse (17)	Sale Price Range/Sq Ft \$85 to \$193	Sq Ft \$130
Day Care (2)	Sale Price Range/Sq Ft \$306 to \$579	Sq Ft \$443
Flex Building (8)	Sale Price Range/Sq Ft \$96 to \$162	Sq Ft \$134
Transit Warehouse (1)	Sale Price Range/Sq Ft \$225 to \$225	Sq Ft \$225
Industrial Condos (1)	Sale Price Range/Sq Ft \$177 to \$177	Sq Ft \$177
Restaurant (8)	Sale Price Range/Sq Ft \$112 to \$274	Sq Ft \$169
Medical Office (4)	Sale Price Range/Sq Ft \$160 to \$273	Sq Ft \$229
Leasehold Hangars (12)	Sale Price Range/Sq Ft \$52 to \$150	Sq Ft \$83
Auto Service (4)	Sale Price Range/Sq Ft \$145 to \$215	Sq Ft \$188

Land-to-building ratios were utilized in the income and the market approaches when excess land was present in the parcels assessed.

### **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 schools, churches, and public utility buildings. Non-exempt buildings that are valued by the Cost method might be fraternal halls, auto dealers, 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**

Income tables were developed for all neighborhoods in Area 60 for income capitalization. The list of tables created for each neighborhood is contained in the appendix to this report. “No income” tables were created for properties where the income approach is not applicable; examples of these types of properties are churches, schools, hangars, and other special use properties where no income information exists.

The Income Approach was considered a reliable approach to valuation throughout Area 60 for improved property types where income and expense data are available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate publications and websites.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. OfficeSpace.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 CBRE, Integra Realty Resources, Colliers, CoStar, Real Estate Research Corporation, The American Council of Life Insurance, and PwC (formerly Korpacz). The effective year and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (let’s say, 1960) will typically warrant a higher capitalization rate, and a building in better condition and a higher effective year (let’s say, 2010) will warrant a lower capitalization rate.



**SEATTLE / REGIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2019					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location; 2 <sup>nd</sup> Tier properties are defined as aging, former 1 <sup>st</sup> tier in good to average locations; 3 <sup>rd</sup> Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.80% 6.60%	- -	- -	Office CBD – 1 <sup>st</sup> Tier Properties Suburban Office – 1 <sup>st</sup> Tier Properties Warehouse – 1 <sup>st</sup> Tier Properties R&D – 1 <sup>st</sup> Tier Properties Flex – 1 <sup>st</sup> Tier Properties
			-	5.60%	-	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	6.60%	-	Power Center – 1 <sup>st</sup> Tier Properties
			-	6.30%	-	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
			-	-	6.40%	Office CBD – 1 <sup>st</sup> Tier Properties
			-	-	6.40%	Office CBD – 2 <sup>nd</sup> Tier Properties
		West Region	5.00% - 9.00%	-	6.20%	Office CBD – 3 <sup>rd</sup> Tier Properties
			5.30% - 8.00%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			5.50% - 9.00%	-	-	Suburban Office – 2 <sup>nd</sup> Tier Properties
			5.00% - 8.50%	-	-	Suburban Office – 3 <sup>rd</sup> Tier Properties
			5.50% - 8.80%	-	-	Warehouse – 1 <sup>st</sup> Tier Properties
			6.00% - 9.50%	-	-	Warehouse – 2 <sup>nd</sup> Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 3 <sup>rd</sup> Tier Properties
			-	5.00% - 8.50%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	5.50% - 9.00%	-	R&D – 2 <sup>nd</sup> Tier Properties
			-	5.00% - 8.00%	-	R&D – 3 <sup>rd</sup> Tier Properties
			-	5.30% - 8.50%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	5.80% - 9.80%	-	Flex – 2 <sup>nd</sup> Tier Properties
			-	4.80% - 8.00%	-	Flex – 3 <sup>rd</sup> Tier Properties
			-	5.30% - 8.50%	-	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	5.80% - 9.00%	-	Regional Mall – 2 <sup>nd</sup> Tier Properties
			-	-	5.00% - 8.50%	Regional Mall – 3 <sup>rd</sup> Tier Properties
			-	-	5.50% - 9.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	6.00% - 10.00%	Power Center – 2 <sup>nd</sup> Tier Properties
			-	-	5.50% - 8.80%	Power Center – 3 <sup>rd</sup> Tier Properties
			-	-	6.00% - 8.10%	Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties
			-	-	6.50% - 10.00%	Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties
			-	-	5.00% - 8.30%	Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties
			-	-	6.00% - 8.60%	
			-	-	6.00% - 9.00%	
IRR: Viewpoint for 2019	Year-end 2019	West Region	5.75% 6.38% 6.18% 6.77%	- - - -	- - - -	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B
			-	6.38%	-	Flex Industrial
			-	5.70%	-	Industrial
			-	-	6.17%	Regional Mall
			-	-	6.11%	Community Retail
			-	-	6.27%	Neighborhood Retail
PWC / Korpaz Real Estate Investment Survey	4Q 2019	Seattle	4.00% - 8.00%	-	-	CBD Office
		Pacific NW Region	4.50% - 8.00%	-	-	Office
			-	3.70% - 5.50%	-	Warehouse
ACLI	4Q 2019	Seattle – Bellevue - Everett MSA	4.96%	5.59%	5.97%	All Classes
		Pacific Region	5.69%	5.21%	5.92%	All Classes

**SEATTLE / REGIONAL/ NATIONAL CAP RATES**

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2019	Seattle	4.00% - 4.25%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.25% - 4.75%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.00% - 5.50%	-	Infill – Class C
			5.50% - 6.25%	-	Infill – Class C – Value Added
			4.50% - 4.75%	-	Suburban – Class A
			4.75% - 5.25%	-	Suburban – Class A – Value Added
			4.75% - 5.25%	-	Suburban – Class B
			5.25% - 5.75%	-	Suburban – Class B – Value Added
			5.00% - 5.75%	-	Suburban – Class C
			5.50% - 6.25%	-	Suburban – Class C – Value Added
			-	6.00% - 6.50%	CBD – Luxury
			-	6.25% - 7.00%	CBD – Full-Service
			-	6.50% - 7.00%	CBD – Select-Service
			-	8.50% - 9.25%	CBD – Economy
			-	6.50% - 7.50%	Suburban – Luxury
-	7.50% - 8.25%	Suburban – Full-Service			
-	7.50% - 8.25%	Suburban – Select-Service			
-	9.50% - 10.50%	Suburban – Economy			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2019	Seattle	5.50%	-	Apartments – All Classes
			-	7.10%	Hotels – All Classes
		West Region	4.00% - 6.50%	-	Apartments – 1 <sup>st</sup> Tier Properties
			4.50% - 7.80%	-	Apartments – 2 <sup>nd</sup> Tier Properties
			4.80% - 9.80%	-	Apartments – 3 <sup>rd</sup> Tier Properties
			-	6.00% - 8.00%	Hotels – 1 <sup>st</sup> Tier Properties
			-	7.00% - 8.50%	Hotels – 2 <sup>nd</sup> Tier Properties
-	7.50% - 10.50%	Hotels – 3 <sup>rd</sup> Tier Properties			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2019	National	4.00% - 6.00 %	7.00% - 8.30%	Apartment – 1 <sup>st</sup> Tier
					Hotel – 1 <sup>st</sup> Tier
IRR: Viewpoint for 2020	Year-end 2019	Seattle	4.25%		Urban Class A
			4.50%		Urban Class B
			4.75%		Suburban Class A
			5.25%		Suburban Class B
IRR: Viewpoint for 2020	Year-end 2019	West Region	4.46%	-	Urban Class A
			5.06%	-	Urban Class B
			4.68%	-	Suburban Class A
			5.27%	-	Suburban Class B
IRR: Viewpoint for 2020	Year-end 2019	Seattle		7.00%	Full Service
				8.50%	Limited Service
PWC / Korpaz Real Estate Investor Survey	4Q 2019	Pacific Region	3.65% - 6.00%	-	Apartments
ACLI	4Q 2019	Seattle-Bellevue Everett	4.67%		All Classes
		Pacific	4.78%	5.39%	All Classes

WEST / NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2019					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	4.50% - 6.80% 6.30% - 7.30%	- - 4.50% - 6.00% 5.50% - 8.00% 6.80% - 7.50%	- - - - 5.00% - 7.00% 6.20% - 7.50% 5.00% - 6.50%	Office CBD – 1 <sup>st</sup> Tier Properties Suburban Office – 1 <sup>st</sup> Tier Properties Warehouse – 1 <sup>st</sup> Tier Properties R&D – 1 <sup>st</sup> Tier Properties Flex – 1 <sup>st</sup> Tier Properties Regional Mall – 1 <sup>st</sup> Tier Properties Power Center – 1 <sup>st</sup> Tier Properties Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
IRR: Viewpoint 2020 Commercial Real Estate Trends report	Yr. End 2019	National	6.66% 7.52% 7.00% 7.77%	- - - - 6.61% 7.33%	- - - - - 6.89% 6.91% 7.07%	“Institutional Grade Properties” CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail
ACLI	4Q 2019	National	5.90% 6.69% 5.89% 6.42% 5.73%	5.64% 6.55% 6.08% 6.08% 5.43%	6.23% 6.58% 5.83% 5.98% 6.45%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2019	National	3.75% - 7.50% 4.00% - 9.25% 6.00% - 9.50% 4.25% - 10.00%	- - - - - 3.75% - 6.40%	- - - - - - 4.00% - 9.00% 5.25% - 8.25% 4.50% - 10.00% 4.00% - 8.00%	CBD Office Suburban Office Secondary Office Medical Office Flex/R&D Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2019 1Q 2019 3Q 2019	National	6.94% 5.30%	6.90%	6.07%	Overall (Average) Bank  Medical Office
The Boulder Group: Net Lease Market Report	4Q 2019 3Q 2019	West West	6.94% 6.27% 5.60%	6.90%	6.07%	Overall (Average) Bank  Medical Office

NATIONAL AND REGIONAL CAP RATES					
Source	Date	Location	Restaurant	Retail	
The Boulder Group: Net Lease Market Report	4Q 2019	National		7.00%	Big Box
				7.29%	Junior Big Box (20K-40K SF)
	6.99%	Mid Box (40K-80K SF)			
	6.75%	Large Format (over 80K SF)			
3Q 2019	National	5.95%	Median		
		6.22%	Drug Store		
1Q 2019 2Q 2019	West	5.10%	Auto Parts Stores		
		4.45%	Casual Dining Quick Service Restaurants		

## **Income approach calibration**

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

The economic rents used in the income tables were derived from rents, expenses and rates collected in the market place, i.e. data collected in the field both actual and asking, market sales data and fee appraisals, journals, publications and the Rental Survey. The tables used are included in the Addenda of this report. The following table shows the rental rates, vacancy, expenses and capitalization rates for the various property types found in Area 60.

*The following table is the result of an analysis of this information. This table stratifies the major property types for each neighborhood and the income parameters that were typically used.*

Area 60  
2020 Assessment Year

 **King County**  
**Department of Assessments**

Nhbhood	Property Type	Rent Range	Vacancy & Credit Loss	Expense Range	Capitalization Rate Range
<b>20</b>	Office	\$12 to \$24	10%	30%	5.5% to 8.5%
	Retail	\$10to \$18	7.5%	10%	6% to 9%
	Warehouse/ Indus	\$4 to \$8	5%	10%	3.75% to 7.25%
	Restaurant	\$12 to \$24	7.5%	15%	5% to 8%
	Supermarkets	\$7.50 to \$13.50	7.5%	10%	6% to 9%
	Medical/Dental	\$14 to \$26	10%	35%	5.5% to 8.5%
<b>30</b>	Office	\$12 to \$24	10%	30%	5.5% to 8.5%
	Retail	\$10 to \$18	7.5%	10%	5.5% to 9%
	Warehouse/Ind us	\$4 to \$8	5%	10%	3.75% to 7.25%
	Restaurant	\$12 to \$24	7.5%	15%	5% to 8%
	Supermarkets	\$7.50 to \$13.50	7.5%	10%	5.5 to 8.5%
	Medical/Dental	\$14 to \$26	10%	35%	5.5% to 8.5%
<b>35</b>	Office	\$12 to \$24	10%	30%	5.5% to 8.5%
	Retail	\$10 to \$18	7.5%	10%	5.5% to 9%
	Warehouse/ Indus	\$4 to \$8	5%	10%	3.75% to 7.25%
	Restaurant	\$12 to \$24	7.5%	15%	5% to 8%
	Supermarkets	\$7.50 to \$13.50	7.5%	10%	5.5% to 8.5%
	Medical/Dental	\$14 to \$26	10%	35%	5.5% to 8.5%
<b>40</b>	Office	\$10 to \$22	10%	30%	5.5% to 9%
	Retail	\$10 to \$17	7.5%	10%	5.5% to 9%
	Warehouse/ Indus	\$4 to \$7	5%	10%	4% to 7%
	Restaurant	\$12 to \$24	7.5%	15%	5.5% to 9%
	Supermarkets	\$8.50 to \$11.50	7.5%	10%	5.5% to 8.5%
	Medical/Dental	\$12 to \$24	10%	35%	5.5% to 9%
<b>60</b>	Office	\$10 to \$22	10%	30%	5.5% to 8.5%
	Retail	\$10 to \$16	10%	10%	6% to 9%
	Warehouse/ Indus	\$4 to \$7	5%	10%	4% to 7%
	Restaurant	\$12 to \$24	7.5%	15%	5.5% to 9%
	Supermarkets	\$7 to \$10	7.5%	10%	5.5% to 8.5%
	Medical/Dental	\$12 to \$24	10%	35%	5.5% to 9%

## Reconciliation

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 the market, 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.

## Model Validation

### Total Value Conclusions, Recommendations and Validation

A ratio study was created for Area 60. The results of the ratio study showed compliance with IAAO assessments standards and indicated that Area 60 was at a proper assessment level. Equity between improved parcels has been improved as shown by the improvement in the C.O.V from 22.84% to 18.19%, the C.O.D. from 17.23% to 13.75%, and the Assessment Level was raised to 84.4% from 92.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2019 and 2020 Ratio Analysis charts and are shown in the chart below:

	2019 Ratio	2020 Ratio	Change
Assessment Level	84.4%	92.3%	+7.9
Coefficient of Dispersion	17.23%	13.75%	-3.48
Coefficient of Variation	22.84%	18.19%	-4.65
Standard Deviation	0.2030	0.1714	-0.0316
Price Related Differential	1.05	1.02	-0.03

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 total assessed value for assessment year 2019 was \$2,079,591,500. The total recommended assessed value for the 2020 assessment year is \$2,125,674,000. They are presented in the following chart. Application of these recommended values for the 2020 assessment year results in a total percentage change from the 2019 assessments of +2.22%. This increase is due partly to market changes over time and the previous assessment levels.

	<b>2019 Total</b>	<b>2020 Total</b>	<b>Value Change</b>	<b>% Change</b>
<b>Total Value</b>	<b>\$2,079,591,500</b>	<b>\$2,125,674,000</b>	<b>+\$46,082,500</b>	<b>+2.22%</b>

# Uniform Standards of Professional Appraisal Practice Compliance

## 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 WA. 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on 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 WA. 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.
- Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification, and identifying new construction and recording the corresponding data.



3/29/2020

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Robert M. Rosenberger, Commercial Appraiser II

Date

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	020	000080	0015	8,946	2880071	\$4,100,000	07/28/17	\$458.31	FREDDIE'S CLUB CASINO	C3	1	Y	
060	020	049200	0235	1,330	2886329	\$165,000	08/28/17	\$124.06	COFFEE SHOP/BAKERY	DUC	1	Y	
060	020	049250	0140	1,660	2861523	\$332,500	04/25/17	\$200.30	AUBURN AVE CLINIC	DUC	1	Y	
060	020	072105	9047	8,980	2999093	\$5,200,000	07/05/19	\$579.06	KID'S COUNTRY	C1	1	Y	
060	020	132104	9094	285,992	2953928	\$30,500,000	09/24/18	\$106.65	MOHAWK PLASTICS PKG DIV	M1	3	Y	
060	020	182105	9015	11,899	2898999	\$1,981,582	10/30/17	\$166.53	PRICE HELTON FUNERAL HOME	C1	1	Y	
060	020	182105	9062	5,000	2944665	\$450,000	06/26/18	\$90.00	COMSTOCK'S BOOKSHOP	DUC	1	Y	
060	020	182105	9137	6,761	2937480	\$1,850,000	06/14/18	\$273.63	OFFICE BUILDING	C1	2	Y	
060	020	182105	9187	8,600	2964266	\$1,492,930	11/30/18	\$173.60	COLORTYME/AUBURN LIQUOR	C1	1	Y	
060	020	182105	9215	1,163	2927831	\$275,000	04/27/18	\$236.46	SAPPOROS TERIYAKI	C1	1	Y	
060	020	214980	0005	1,716	2859284	\$1,250,000	04/17/17	\$728.44	VALERO FOOD SHOP	C3	1	Y	
060	020	264800	0885	2,245	2877294	\$361,500	07/07/17	\$161.02	SFR	RO	1	Y	
060	020	264800	1060	24,115	2985260	\$2,000,000	04/26/19	\$82.94	MAIN STREET MARKET	CN	1	Y	
060	020	333990	0055	2,930	3009628	\$300,000	09/09/19	\$102.39	COLORTRONICS	C1	1	Y	
060	020	333990	0250	5,180	2862735	\$1,475,000	05/03/17	\$284.75	921 HARVEY ROAD BLDG	RO	1	Y	
060	020	333990	0285	2,000	2849116	\$421,000	02/08/17	\$210.50	Q TONER	C1	1	Y	
060	020	556820	0205	4,375	2886365	\$455,000	08/22/17	\$104.00	LIFEGATE CHURCH	DUC	1	Y	
060	020	556820	0210	3,000	3017399	\$405,000	10/23/19	\$135.00	OFFICE/RETAIL	DUC	1	Y	
060	020	733140	0080	5,780	2843409	\$550,000	01/03/17	\$95.16	CALVO BUILDING	DUC	1	Y	
060	020	733140	0470	600	2909323	\$218,250	01/03/18	\$363.75	AUBURN VALLEY BARBER SHOP	DUC	1	Y	
060	020	733540	0080	3,472	3013617	\$555,000	09/26/19	\$159.85	DENTAL CLINIC	RO	1	Y	
060	020	745992	0030	7,888	3031728	\$1,850,000	01/24/20	\$234.53	OFFICE BUILDING	C1	1	Y	
060	020	781570	0380	1,960	2910921	\$600,000	01/11/18	\$306.12	GREEN RIVER MONTESSORI SCHC	DUC	1	Y	
060	020	781570	0390	672	2891778	\$255,000	09/22/17	\$379.46	R & D SMALL ENGINE REPAIR	DUC	1	34	Use-change after sale; not in ratio
060	020	781620	0115	2,470	2932484	\$525,000	05/22/18	\$212.55	MAIN STREET GARAGE	DUC	1	Y	
060	020	869810	0075	3,060	2956295	\$362,500	10/05/18	\$118.46	VERSOLENKO CLEANERS	C2	1	Y	
060	020	869860	0355	1,720	2894045	\$287,000	10/05/17	\$166.86	OFFICE BUILDING	RO	1	Y	
060	030	012104	9005	20,952	2856249	\$2,650,000	03/24/17	\$126.48	LAUKALA BUILDING NO. 1	M2	2	Y	
060	030	030350	0010	18,484	2942125	\$1,950,000	07/16/18	\$105.50	AUBURN PARK OF INDUSTRY	M1	1	Y	
060	030	030350	0040	34,735	2931394	\$2,950,000	05/15/18	\$84.93	IVES BUILDING	M1	1	Y	
060	030	030351	0040	15,704	2963391	\$2,350,000	11/16/18	\$149.64	FLEX BUILDING	M1	1	Y	
060	030	030351	0140	14,100	2854047	\$1,420,000	03/15/17	\$100.71	INCUBATOR SPACE	M1	1	Y	
060	030	030351	0140	14,100	2984038	\$2,150,000	04/18/19	\$152.48	INCUBATOR SPACE	M1	1	Y	
060	030	112104	9031	17,442	2853894	\$1,750,000	03/15/17	\$100.33	NICOLAS COMP SAND BLASTING	M1	1	Y	
060	030	112104	9032	26,005	2956946	\$4,000,000	10/12/18	\$153.82	DELTA ELECTRIC MOTORS	M1	1	Y	
060	030	112104	9034	20,220	2854007	\$1,940,000	03/15/17	\$95.94	WAREHOUSE	M1	1	Y	
060	030	112104	9034	20,220	2982854	\$3,275,000	04/10/19	\$161.97	WAREHOUSE	M1	1	Y	
060	030	112104	9035	23,976	2958258	\$3,532,000	10/19/18	\$147.31	WASHINGTON INSULATION	M1	1	Y	
060	030	122104	9033	61,152	3005407	\$11,225,000	08/15/19	\$183.56	WHITE RIVER PARK (2 BLDGS)	M1	1	Y	
060	030	122104	9034	33,335	2907554	\$7,500,000	12/18/17	\$224.99	PROVISIONERS EXPRESS	M1	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	030	122104	9036	60,048	2919779	\$6,920,000	03/16/18	\$115.24	COMPOSITE SOLUTIONS	M1	1	Y	
060	030	129160	0020	21,204	2890552	\$2,850,000	09/11/17	\$134.41	FLEX BUILDING (HALF)	M1	2	Y	
060	030	129160	0060	17,766	3014751	\$3,075,000	10/08/19	\$173.08	PACIFIC WIRE	M1	1	Y	
060	030	132104	9009	10,000	2904013	\$2,150,000	11/16/17	\$215.00	IC BUS CENTER	EP	1	Y	
060	030	391500	0230	3,853	2903560	\$600,000	11/30/17	\$155.72	ANDIE'S RESTAURANT	DUC	3	Y	
060	030	446340	0350	5,200	2949151	\$450,000	08/02/18	\$86.54	GARNET RECYCLERS	EP	1	Y	
060	030	540160	0160	1,112	2972184	\$285,000	01/29/19	\$256.29	H2O SYSTEMS (CONVERTED RESI	DUC	1	Y	
060	030	664937	0070	4,320	3012813	\$765,000	09/30/19	\$177.08	PARK 17 WAREHOUSE CONDO	M1	2	Y	
060	035	000400	0039	17,095	2883086	\$6,000,000	08/10/17	\$350.98	RAIRDON'S SUBARU	C3	1	Y	
060	035	000400	0041	15,548	2906913	\$6,800,000	12/13/17	\$437.36	AUBURN VOLKSWAGEN	C3	1	Y	
060	035	000400	0047	6,550	2975320	\$1,050,000	02/27/19	\$160.31	NUMATIC FINISHING	M2	1	Y	
060	035	000400	0058	39,220	2985986	\$9,500,000	04/15/19	\$242.22	AUBURN VALLEY MAZDA	C3	5	Y	
060	035	000400	0065	12,720	2910032	\$1,846,000	01/09/18	\$145.13	KIM & KELLY BLDG	C3	1	Y	
060	035	000400	0089	9,870	2845406	\$1,050,000	01/18/17	\$106.38	A C WRIGHT & SONS	M2	1	Y	
060	035	000460	0013	14,734	2928187	\$2,250,000	05/02/18	\$152.71	ROBERTS JEEP	C3	1	Y	
060	035	030040	0030	984	2845068	\$80,000	01/12/17	\$81.30	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0030	984	2845063	\$65,000	01/18/17	\$66.06	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0050	984	3011721	\$120,000	09/19/19	\$121.95	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0150	936	3002952	\$52,000	07/30/19	\$55.56	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0200	1,710	3010696	\$100,000	09/13/19	\$58.48	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0250	3,000	3027888	\$150,000	12/02/19	\$50.00	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030080	0030	1,934	2843714	\$100,000	01/05/17	\$51.71	AUBURN HANGAR LEASEHOLD CC	LF	1	Y	
060	035	030080	0260	1,073	2910779	\$75,000	01/03/18	\$69.90	AUBURN HANGAR LEASEHOLD CC	LF	1	Y	
060	035	030080	0300	2,891	2917440	\$210,000	02/22/18	\$72.64	AUBURN HANGAR LEASEHOLD CC	LF	1	Y	
060	035	030130	0010	1,428	2951910	\$110,000	09/04/18	\$77.03	AUBURN FLYERS CONDO I	LF	1	Y	
060	035	030131	0020	2,055	2843703	\$166,500	01/03/17	\$81.02	AUBURN FLYERS CONDO II	LF	1	Y	
060	035	030132	0050	2,172	3002343	\$238,000	07/23/19	\$109.58	AUBURN FLYERS CONDO III	LF	1	Y	
060	035	158060	0230	34,920	2983764	\$6,750,000	04/22/19	\$193.30	FERGUSON	M2	1	Y	
060	035	158060	0260	19,500	2863911	\$2,275,000	05/11/17	\$116.67	SAFETY-KLEEN	M2	1	Y	
060	035	512540	0005	16,080	2961805	\$1,500,000	10/30/18	\$93.28	NFI ENTERPRISES	C3	1	Y	
060	035	512540	0090	2,114	3013638	\$1,725,000	09/30/19	\$815.99	ENTERPRISE RENT-A-CAR	C3	2	Y	
060	035	512540	0160	4,500	2969719	\$700,000	01/09/19	\$155.56	AUBURN TRANSMISSION & AUTO F	C3	1	Y	
060	035	514310	0100	7,872	2890635	\$1,035,000	09/01/17	\$131.48	PERIPHERAL VISIONS	M2	1	Y	
060	035	885550	0061	50,000	2875817	\$6,500,000	07/06/17	\$130.00	MOUNTAIN COIN	M1	1	Y	
060	035	885551	0090	14,464	3006680	\$2,350,000	08/02/19	\$162.47	ACCEL PLASTICS	M1	1	Y	
060	035	936000	0087	23,176	2916328	\$3,225,000	02/15/18	\$139.15	FOREMOST TARP CO	M1	1	Y	
060	035	936060	0160	8,994	2906641	\$3,020,000	12/15/17	\$335.78	LINE RETAIL	C3	1	Y	
060	040	182106	9029	8,624	2871564	\$2,368,000	06/09/17	\$274.58	JADE GREENS GOLF COURSE	RA5	1	Y	
060	040	215200	0075	23,040	3036687	\$3,100,000	03/02/20	\$134.55	WASTE MANAGEMENT GLACIER	RA5	3	Y	
060	040	215200	0079	7,200	3030435	\$625,000	01/14/20	\$86.81	WAREHOUSE	RA5	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	060	084400	0645	10,457	2944945	\$2,114,000	07/26/18	\$202.16	BLACK DIAMOND BAKERY	TC	1	Y	
060	060	084400	0680	3,372	2971877	\$400,000	01/28/19	\$118.62	RESTAURANT / APARTMENT / WAF	TC	1	Y	
060	060	112106	9031	4,380	3016692	\$1,200,000	10/11/19	\$273.97	BOOTS TAVERN	CC	1	Y	
060	060	112106	9071	1,100	2845630	\$300,000	01/24/17	\$272.73	DENTAL OFFICE	CC	1	Y	
060	060	152106	9033	4,074	3028153	\$539,750	12/09/19	\$132.49	MAMA'S	NC	1	Y	
060	060	152106	9033	4,074	2894999	\$456,500	10/11/17	\$112.05	MAMA'S	NC	1	Y	
060	060	152106	9063	1,200	2923146	\$140,000	04/04/18	\$116.67	REDLINE MECHANICAL	NC	1	26	Imp changed after sale; not in ratio

Vacant Sales for Area 060 with Sales Used

04/01/2020

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	COMPUTER SOLUTIONS	C1	1	Y	
060	020	173580	0190	5,500	2850347	\$44,000	02/23/17	\$8.00	VACANT COMMERCIAL	DUC	1	Y	
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	VACANT COMMERCIAL	DUC	1	Y	
060	030	352204	9022	395,960	2877334	\$3,455,082	07/11/17	\$8.73	VACANT INDUSTRIAL	M1	1	Y	
060	030	391500	0155	12,000	2947188	\$125,000	08/06/18	\$10.42	VACANT INDUSTRIAL	M1	1	Y	
060	035	936060	0005	160,249	2857112	\$1,400,000	04/03/17	\$8.74	COMMERCIAL LAND	C3	4	Y	
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	VACANT COMMERCIAL	C3	1	Y	
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	COPPER GATE APARTMENT SITE	C4	5	Y	
060	040	032105	9192	105,415	2907805	\$1,350,000	12/22/17	\$12.81	VACANT COMMERCIAL	C1	1	Y	
060	060	112106	9008	1,363,863	2942592	\$6,562,500	07/10/18	\$4.81	F.A.T.S. (Foreign Auto & Truck Svc) - T	B/IP	1	Y	
060	060	084400	1365	8,175	2958095	\$125,000	10/10/18	\$15.29	VACANT LAND	CC	1	Y	
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	VACANT LAND	CC	1	Y	
060	060	112106	9092	86,678	2909001	\$275,000	12/20/17	\$3.17	VACANT LAND	MDR8	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	035	936000	0190	1,300	2858160	\$990,000	04/06/17	\$761.54	WORKSHOP & INDUSTRIAL LAND	M1	1	1	Personal property included
060	030	446340	0220	930	2940983	\$826,500	07/02/18	\$888.71	STORAGE YARD W/ SHED	EP	1	10	Tear down
060	035	000400	0032	2,864	2940520	\$1,035,000	07/02/18	\$361.38	ATTORNEYS	C3	1	10	Tear down
060	020	540510	0025	17,105	2987193	\$2,500,000	05/09/19	\$146.16	MERRITT MEDICAL BUILDING	RO-H	4	12	Estate administrator, guardian, or e
060	030	030351	0140	14,100	2995974	\$2,150,000	04/18/19	\$152.48	INCUBATOR SPACE	M1	1	20	Correction deed
060	020	182105	9262	7,120	2992062	\$1,931	05/31/19	\$0.27	FIRST CHURCH OF CHRIST SCIEN	R20	1	24	Easement or right-of-way
060	020	733140	0240	4,484	3033624	\$5,000	01/15/20	\$1.12	JP MORGAN CHASE BANK	DUC	1	24	Easement or right-of-way
060	020	049250	0215	17,740	2930641	\$10	04/27/18	\$0.00	EAR NOSE & THROAT CLINIC	DUC	1	31	Exempt from excise tax
060	035	000400	0010	2,890	2845215	\$1,495,000	01/19/17	\$517.30	TOM MATSON USED CARS	C3	2	36	Plottage
060	020	001900	0092	2,645	2859460	\$325,000	04/17/17	\$122.87	STORAGE	DUC	1	36	Plottage
060	020	173580	0090	1,440	2916891	\$380,000	02/22/18	\$263.89	DONUT & MUFFIN FACTORY	C1	1	46	Non-representative sale
060	035	936000	0193	3,842	2904690	\$1,200,000	11/28/17	\$312.34	PU THAI CAFE AND MARKET	C3	1	46	Non-representative sale
060	020	917260	0040	2,250	2999267	\$1,100,000	07/10/19	\$488.89	RESTAURANT	C1	1	46	Non-representative sale
060	035	158060	0270	42,100	2850814	\$1,995,816	02/17/17	\$47.41	ALVIS BUSINESS PARK	M2	1	51	Related party, friend, or neighbor
060	035	030080	0260	2,146	2910780	\$75,000	01/03/18	\$34.95	AUBURN HANGAR LEASEHOLD CC	LF	1	51	Related party, friend, or neighbor
060	060	112106	9035	3,076	3022946	\$901,000	11/14/19	\$292.91	COLUMBIA BANK	CC	1	51	Related party, friend, or neighbor
060	035	000400	0115	31,250	2856085	\$7,700,000	03/27/17	\$246.40	COMCAST	C3	2	61	Financial institution resale
060	035	512540	0065	7,744	2857768	\$2,683,183	04/07/17	\$346.49	ADVANCE AUTO PARTS	C3	1	69	Net Lease Sale

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	020	001900	0090	16,462	2859456	\$675,000	04/17/17	\$41.00	VACANT COMMERCIAL	DUC	2	15	No market exposure
060	020	395390	0150	12,000	2855328	\$60,000	03/14/17	\$5.00	BILT-RITE FENCING CO	DUC	1	61	Financial institution resale
060	030	352204	9047	125,017	2878740	\$174,000	07/21/17	\$1.39	VACANT INDUSTRIAL	M1	1	51	Related party, friend, or neighbor
060	035	936060	0005	160,249	3025001	\$3,000,000	11/19/19	\$18.72	VACANT COMMERCIAL	C3	4	65	Plans and permits
060	035	936000	0200	1,429,220	3019545	\$750,000	11/07/19	\$0.52	VACANT COMMERCIAL	C4	8	23	Forced sale
060	060	112106	9051	161,509	2963931	\$165,000	11/21/18	\$1.02	VACANT COMMERCIAL	CC	1	22	Partial interest (1/3, 1/2, etc.)
060	060	112106	9051	161,509	2892003	\$150,000	09/28/17	\$0.93	VACANT COMMERCIAL	CC	1	42	Development rights to cnty,cty,or pr
060	060	112106	9099	41,410	2974646	\$350,000	02/21/19	\$8.45	VACANT COMMERCIAL	CC	1	68	Non-gov't to gov't
060	060	112106	9093	70,131	2926085	\$75,000	04/19/18	\$1.07	VACANT MULTIPLE	MDR8	1	15	No market exposure
060	060	142106	9152	217,800	2970835	\$15,000	12/18/18	\$0.07	SEWAGE TREATMENT PLANT	PUB	1	67	Gov't to non-gov't

## 2020 INSPECTION LIST

Neighborhood	Major	Minor	PropName	SitusAddress
20	000080	0001	TIRE FACTORY	1901 AUBURN WAY N
20	000080	0005	AUBURN BUSINESS PARK	1801 AUBURN WAY N
20	000080	0006	THE TRUCK SHOP	1761 AUBURN WAY N
20	000080	0013	SHELL JACKSON'S & CARWASH	1439 AUBURN WAY N
20	000080	0014	CHEVRON EXTRA MILE	1501 AUBURN WAY N
20	000080	0015	IRON HORSE CASINO	333 15TH ST NE
20	000080	0019	AUTO SALES LOT	1619 AUBURN WAY N
20	000080	0020	76 AUTO SERVICE	1725 AUBURN WAY N
20	000080	0021	METRO PARK-N-RIDE	101 15TH ST NE
20	000080	0022	ORION	1590 A ST NE
20	000080	0026	TRACT A DRAINAGE SWALE	1590 A ST NE
20	000080	0027	THE TRUCK SHOP	1702 E ST NE
20	000080	0028	VACANT LAND	1600 E ST NE
20	000080	0029	HONEST-1 AUTO CARE	1535 AUBURN WAY N
20	000080	0030	U.S. BANK	401 15TH ST NE
20	000080	0031	COMMENCEMENT BANK	220 15TH ST NE
20	000080	0034	FIRESTONE AUTO SERVICE	535 15TH ST NE
20	000080	0035	AUBURN AIRPORT PLAZA	402 16TH ST NE
20	000080	0037	VACANT	1750 E ST NE
20	000080	0038	MT. RAINIER NATIONAL BANK	2041 AUBURN WAY N
20	000080	0039	FLIGHTLINE CENTER	1911 AUBURN WAY N
20	000080	0042	GREASE MONKEY	202 15TH ST NE
20	000080	0046	ARCO AMPM	27 15TH ST NE
20	000080	0047	ELEPHANT CAR WASH HOLDINGS	25 16TH ST NW
20	000080	0050	PRIME SQUARE LINE RETAIL	1525 A ST NW
20	000080	0053	VACANT COMMERCIAL	5 16TH ST NW
20	000080	0057	VACANT COMMERCIAL	No Situs Address
20	000100	0008	AUBURN CHEVROLET	1600 AUBURN WAY N
20	000100	0015	RIO VERDE MOBILE ESTATES	No Situs Address
20	000100	0022	SUNSHINE GROCERY & DELI	1402 AUBURN WAY N
20	000100	0027	SUNSET DAEWU	2020 AUBURN WAY N
20	000100	0031	HOYT AUTO REBUILD	2019 I ST NE
20	000100	0032	CAR CORNER	1516 AUBURN WAY N
20	000100	0047	DICK SCOBEE ELEMENTARY	1031 14TH ST NE
20	000100	0058	AUBURN VALLEY ANIMAL HOSPITAL	1306 HARVEY RD NE
20	000100	0063	MERCHANTS ACCEPTANCE CORPORATION	1314 AUBURN WAY N
20	000100	0065	VACANT LAND (CITY OF AUBURN)	1420 AUBURN WAY N
20	000100	0074	VACANT LAND	No Situs Address
20	000100	0117	BIGFOOT JAVA	802 14TH ST NE
20	000100	0118	VACANT LAND (CITY OF AUBURN)	No Situs Address
20	001900	0020	THE SPUNKY MONKEY RESTAURANT	124 2ND ST SE
20	001900	0050	ZIPPERDOODLE	202 B ST SE
20	001900	0056	VACANT COMMERCIAL	209 B ST SE
20	001900	0090	VACANT COMMERCIAL	No Situs Address
20	001900	0091	VACANT COMMERCIAL	No Situs Address
20	001900	0092	VACANT COMMERCIAL	No Situs Address
20	001900	0105	SHELL FOOD MART	201 AUBURN WAY S
20	001900	0110	VACANT COMMERCIAL	205 AUBURN WAY S
20	001900	0120	VACANT COMMERCIAL	209 AUBURN WAY S
20	001900	0125	SINGER PRODUCTS	221 AUBURN WAY S
20	030046	0000	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0010	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0020	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0030	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0040	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0050	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0060	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0070	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST

## 2020 INSPECTION LIST

20	030046	0080	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0090	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0100	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0110	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0120	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0130	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0140	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0150	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0160	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0170	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0180	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0190	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0200	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0210	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0220	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0230	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0240	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0250	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0260	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0270	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0280	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030046	0290	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
20	030055	0000	AUBURN DENTAL	1340 8TH ST NE
20	030055	0010	AUBURN DENTAL	No Situs Address
20	030055	0020	AUBURN DENTAL	1340 8TH ST NE
20	030055	0030	AUBURN DENTAL	No Situs Address
20	030060	0000	AUBURN DOWNS CENTER CONDO	No Situs Address
20	030060	0010	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
20	030060	0020	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
20	030060	0030	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
20	030060	0040	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
20	030345	0000	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0005	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0010	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0020	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0030	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0040	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0050	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0060	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0070	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0080	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0085	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0090	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0100	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	030345	0110	AUBURN MEDICAL OFFICE BUILDING CONDOM	202 N DIVISION ST
20	048300	0005	WELLS FARGO BANK	101 AUBURN WAY N
20	048300	0080	VACANT LAND	180 1ST ST NE
20	048300	0085	PUBLIC PARKING LOT	160 1ST ST NE
20	048300	0090	KING COUNTY DEPT OF HEALTH	20 AUBURN AVE
20	048300	0130	RETAIL BUILDING	260 1ST ST NE
20	048300	0131	PAVED PARKING LOT	270 1ST ST NE
20	048300	0160	RETAIL	20 B ST NE
20	048900	0005	PUBLIC PARKING LOT	350 E MAIN ST
20	048900	0015	OFFICE BLDG	341 E MAIN ST
20	048900	0025	OFFICE BUILDING	329 E MAIN ST
20	048900	0040	PUBLIC PARKING LOT	137 E MAIN ST
20	048900	0070	AUBURN THEATRE	10 AUBURN AVE
20	048900	0085	MAX HOUSE	101 E MAIN ST
20	048900	0095	ANTIQUES	125 E MAIN ST

2020 INSPECTION LIST

20	048900	0105	TURNING POINT	131 E MAIN ST
20	049200	0005	VACANT COMMERCIAL	No Situs Address
20	049200	0020	NEUROLOGICAL CLINIC	No Situs Address
20	049200	0030	VACANT LAND	No Situs Address
20	049200	0057	AUBURN MEDICAL CENTER	201 N DIVISION ST
20	049200	0070	AUBURN CHAMBER OF COMMERCE	25 2ND ST NW
20	049200	0100	THE KEIMIG ASSOC	216 A ST NW
20	049200	0115	VACANT LAND	No Situs Address
20	049200	0135	DON SMALL & SONS UNION OIL	112 3RD ST NW
20	049200	0175	DON SMALL & SONS UNION OIL	217 A ST NW
20	049200	0190	WAREHOUSE	107 2ND ST NW
20	049200	0205	VACANT LAND	105 2ND ST NW
20	049200	0225	FELAND SAFE DEPOSIT CORP	201 A ST NW
20	049200	0235	BATTLEFIELD CAFE	129 A ST NW
20	049200	0285	WAREHOUSE	122 2ND AVE NW
20	049200	0305	AUBURN REGIONAL MEDICAL PLAZA	121 N DIVISION ST
20	049200	0460	CITY OF AUBURN PARKING LOT	No Situs Address
20	049200	0461	CITY OF AUBURN PARKING LOT	No Situs Address
20	049200	0463	CITY OF AUBURN PARKING LOT	No Situs Address
20	049200	0480	KRANLICH INSURANCE	311 AUBURN AVE
20	049200	0481	PARKING LOT FOR MERRITT BUILDING	303 AUBURN AVE
20	049200	0497	GOLDEN SHEARS	103 3RD ST NE
20	049200	0530	POST OFFICE PARKING LOT	11 3RD ST NE
20	049200	0560	EMPL PARKING - POSTAL SERV	5 3RD ST NW
20	049200	0561	AUBURN POST OFFICE	1 3RD ST NW
20	049200	0610	VACANT BANK BUILDING	15 AUBURN AVE
20	049250	0100	HOSPITAL PARKING LOT	210 N DIVISION ST
20	049250	0135	VACANT COMMERCIAL	144 3RD ST NE
20	049250	0140	AUBURN AVE CLINIC	130 3RD ST NE
20	049250	0145	PARKING LOT FOR MINOR 0180.	No Situs Address
20	049250	0180	MEDICAL OFFICE & MRI BLDG	122 3RD ST NE
20	049250	0215	EAR NOSE & THROAT CLINIC	101 2ND ST NE
20	049250	0240	AUBURN MULTICARE MEDICAL CENTER	No Situs Address
20	049250	0260	MULTICARE CENTRAL UTILITY PLANT	103 AUBURN AVE
20	049850	0005	AUBURN GENERAL HOSPITAL GARAGE	230 N DIVISION ST
20	072105	9005	PARKING	1240 AUBURN WAY N
20	072105	9010	24 HOUR FITNESS	905 AUBURN WAY N
20	072105	9020	PIONEER CEMETERY	802 AUBURN WAY N
20	072105	9021	MEMO'S	1202 AUBURN WAY N
20	072105	9022	AUBURN COURT RETAIL CENTER	1210 AUBURN WAY N
20	072105	9023	COMMERCIAL LAND(SFR'S)	No Situs Address
20	072105	9037	VACANT RETAIL	240 12TH ST NE
20	072105	9042	ASSOCIATED MOBILE HOME PARK	RIVERVIEW DR NE
20	072105	9046	FRANCISCAN MEDICAL PAVILION	205 10TH ST NE
20	072105	9047	KID'S COUNTRY	101 10TH ST NE
20	072105	9052	HEALTH POINT AUBURN NORTH	923 AUBURN WAY N
20	072105	9053	PUBLIC HEALTH/RETAIL	901 AUBURN WAY N
20	072105	9055	GREEN RIVER COLLEGE BUSINESS SCHOOL	1221 D ST NE
20	072105	9056	DRAINAGE POND	No Situs Address
20	098200	0075	ST MATHEWS EPISCOPAL CHURCH	123 L ST NE
20	098200	0130	NEIGHBORHOOD CHAPEL	209 M ST NE
20	122104	9020	VACANT LAND 63% WETLAND	875 A ST NW
20	122104	9028	VACANT COMMERCIAL	808 C ST NW
20	122104	9044		No Situs Address
20	132104	9037	NORPLEX	111 3RD ST NW
20	132104	9057	MOHAWK PLASTICS	713 A ST NE
20	132104	9093	MOHAWK PLASTICS WHSE	701 A ST NE
20	132104	9094	MOHAWK PLASTICS PKG DIV	701 A ST NW
20	132104	9095	WAREHOUSE	710 A ST NW

2020 INSPECTION LIST

20	132104	9116	VACANT LAND	No Situs Address
20	173580	0025	LDS SEMINARY BLDG	331 4TH ST NE
20	173580	0055	PENN AIR CONTROL	311 4TH ST NE
20	173580	0060	KLONTZ MORTUARY	410 AUBURN WAY N
20	173580	0080	BUDS & BLOOMS	405 AUBURN WAY N
20	173580	0090	DONUT & MUFFIN FACTORY	201 4TH ST NE
20	173580	0095	GARCIA'S FAMILY MEXICAN	321 AUBURN WAY N
20	173580	0115	DANCE & MUSIC CENTER	306 AUBURN AVE
20	173580	0125	DENTAL OFFICE (CONVERTED SFR)	215 3RD ST NE
20	173580	0135	VACANT LOT	223 3RD ST NE
20	173580	0185	NGUYEN'S NAILS & HAIR	310 AUBURN WAY N
20	173580	0190	VACANT COMMERCIAL	3073 3RD ST NE
20	173580	0200	WAREHOUSE/OFFICE	311 3RD ST NE
20	173580	0245	BRATRUD MIDDLETON INS. OFFICE	230 AUBURN WAY N
20	173580	0246	NAPA AUTO PARTS	220 AUBURN WAY N
20	173580	0265	RETAIL CENTER	225 AUBURN WAY N
20	173580	0280	VACANT LAND	210 3RD ST NE
20	173580	0285	VACANT LAND	No Situs Address
20	173580	0290	CASCADE SURGERY ASSOCIATES	No Situs Address
20	173580	0305	CLINIC	200 AUBURN AVE
20	173580	0315	VACANT LAND	180 2ND ST NE
20	173580	0325	HBT INSURANCE	201 AUBURN WAY N
20	173580	0361	VACANT LAND	No Situs Address
20	173580	0370	VACANT LAND	328 2ND ST NE
20	173580	0400	SURGICAL ASSOCIATES NW	222 2ND ST NE
20	173580	0420	HEALTH POINT	No Situs Address
20	182105	9001	INDIAN TOM PARK	1316 6TH ST NE
20	182105	9004	OFFICE AND RETAIL	701 M ST NE
20	182105	9015	PRICE HELTON FUNERAL HOME	702 AUBURN WAY N
20	182105	9048	AMERICAN LIGHTING FIXTURE	295 E MAIN ST
20	182105	9060	WASHINGTON ELEMENTARY SCHOOL	20 E ST NE
20	182105	9062	COMSTOCK'S BOOKSHOP	255 E MAIN ST
20	182105	9069	SAVE WAY DISCOUNT	404 AUBURN WAY S
20	182105	9082	AUBURN SENIOR HIGH SCHOOL	800 4TH ST NE
20	182105	9101	SCOOTIE BROWN PARK	1403 HENRY RD NE
20	182105	9116	LITTLE CAESARS	415 AUBURN WAY N
20	182105	9120	SKAGEN BOATS	743 AUBURN WAY N
20	182105	9126	AUBURN VETERINARY HOSPITAL	730 AUBURN WAY N
20	182105	9129	DMP ENGINEERING	726 AUBURN WAY N
20	182105	9137	OFFICE BUILDING	514 AUBURN WAY N
20	182105	9164	DEL TORO PARKING	403 AUBURN WAY N
20	182105	9185	FOREIGN CAR REPAIR	725 AUBURN WAY N
20	182105	9187	COLORTYME/AUBURN LIQUOR	790 AUBURN WAY N
20	182105	9214	IMAGES HAIR DESIGN	1528 8TH ST NE
20	182105	9215	SAPPOROS TERIYAKI	512 AUBURN WAY N
20	182105	9222	RED LOTUS RESTAURANT	714 AUBURN WAY N
20	182105	9251	7-11 STORE	1302 8TH ST NE
20	182105	9261	LDS CHURCH	625 M ST NE
20	182105	9262	FIRST CHURCH OF CHRIST SCIENTIST	610 8TH ST NE
20	182105	9297	VACANT LAND	180 8TH ST NE
20	182105	9317	8th STREET PROFESSIONAL BUILDING	1314 8TH ST NE
20	182105	9319	GREEN RIVER PROFESSIONAL CENTER	1346 8TH ST NE
20	182105	9327	VETERANS MEMORIAL PARK	405 E ST NE
20	182105	9328	EVERGREEN EYE CLINIC	700 M ST NE
20	182105	9329	EVERGREEN DENTAL CENTER	1320 8TH ST NE
20	182105	9331	REMAX REALTY	724 AUBURN WAY N
20	210020	0025	AUBURN MISSIONARY BAPTIST CHURCH	420 3RD ST NE
20	210020	0095	FLOWER SHOP	405 1ST ST NE
20	210020	0130	RETAIL	413 E MAIN ST

2020 INSPECTION LIST

20	214980	0005	SHELL	1204 E MAIN ST
20	214980	0060	EAST MAIN PROFESSIONAL DENTAL CENTER	1268 E MAIN ST
20	214980	0077	FIRST UNITED METHODIST CHURCH	100 N ST NE
20	214980	0171	FREE METHODIST CHURCH	1312 2ND ST SE
20	257840	0070	WALGREENS	1416 HARVEY RD
20	257840	0090	IMAGE MASTERS	819 14TH ST NE
20	264800	0007	PROFESSIONAL CENTER	515 M ST NE
20	264800	0010	FULMER PLAYFIELD	1101 5TH ST NE
20	264800	0090	AUBURN SCHOOL DIST ADMIN BLDG	915 4TH ST NE
20	264800	0610	SFR CONVERTED OFFICE	105 M ST NE
20	264800	0885	SFR	905 E MAIN ST
20	264800	0900	WAYNE D DUPONT DDS	925 E MAIN ST
20	264800	0920	TOMMY'S CENTER	959 E MAIN ST
20	264800	1060	MAIN STREET MARKET	1103 E MAIN ST
20	333990	0006	BENSON PROF CENTER	805 HARVEY RD NE
20	333990	0009	BRITTANY SQUARE	820 HARVEY RD NE
20	333990	0025	PHOENIX PROTECTIVE	1305 8TH ST NE
20	333990	0026	76 FOOD MART	810 HARVEY RD NE
20	333990	0035	RIGHT OF WAY	901 HARVEY RD NE
20	333990	0037	TROTTERS RESTAURANT	825 HARVEY RD NE
20	333990	0040	ANN & ANNE FLOWERS	905 HARVEY RD NE
20	333990	0051	AUBURN ONE HOUR CLEANERS	911 HARVEY RD NE
20	333990	0055	COLORTRONICS	912 HARVEY RD NE
20	333990	0075	VACANT COMMERCIAL	No Situs Address
20	333990	0250	921 HARVEY ROAD BLDG	921 HARVEY RD NE
20	333990	0270	AUBURN SPORTS & MARINE	820 AUBURN WAY N
20	333990	0285	Q TONER	904 AUBURN WAY N
20	333990	0305	"ST VINCENT DE PAUL"	926 AUBURN WAY N
20	333990	0331	AUBURN YOUTH RESORCES	702 10TH ST NE
20	333990	0507	VACANT	703 8TH ST NE
20	333990	0550	AUBURN SPORTS & MARINE	501 8TH ST NE
20	333990	0775	VACANT COMMERCIAL	No Situs Address
20	333990	0776	PICK QUICK	1118 AUBURN WAY N
20	333990	0778	AUTOZONE	No Situs Address
20	333990	0800	FOWLER CHIROPRACTIC	1035 HARVEY RD NE
20	333990	0821	DAY CARE	1015 HARVEY RD NE
20	333990	0822	ASSOCIATED PARKING	No Situs Address
20	333990	0825	MOLEN ORAL SURGERY MEDICAL BUILDING	1026 HARVEY RD NE
20	333990	0835	MONTESSORI SCHOOL	1003 10TH ST NE
20	333990	0845	WILLIAM M SUTTON DDS	1002 HARVEY RD NE
20	333990	0880	BRUCE MOLEN ORTHODONTICS	1110 HARVEY RD NE
20	333990	0890	GRANDMA'S CORNER GARAGE	1012 12TH ST NE
20	333990	0900	GREEN RIVER MONTESSORI	922 12TH ST NE
20	333990	0901	GREEN RIVER MONTESSORI	1116 HARVEY RD NE
20	333990	0905	EVERGREEN EYE CENTER	1101 HARVEY RD NE
20	333990	0906	ACCELERATED COLLECTION SERVICE	1125 HARVEY RD NE
20	374760	0010	EDWARD JONES INVESTMENTS	840 E MAIN ST
20	391020	0005	SMOKE 1/2 PRICE	2120 AUBURN WAY N
20	391020	0015	"T'S " AUTO REPAIR	724 22ND ST NE
20	395390	0005	ARCO	305 A ST SE
20	395390	0120	DETENTION POND	No Situs Address
20	395390	0130	PNB EMPLOYEES PARKING	300 A ST SW
20	395390	0150	VACANT COMMERCIAL	No Situs Address
20	540510	0025	MERRITT MEDICAL BUILDING	125 3RD ST NE
20	548570	0005	AUBURN CITY IMPORTS	1148 E MAIN ST
20	548570	0030	CHIROPRACTIC CENTER	1202 E MAIN ST
20	548570	0040	FIRST IMPRESSIONS HAIR SALON	1150 E MAIN ST
20	556820	0105	AUBURN LICENSE AGENCY	124 AUBURN WAY N
20	556820	0115	AMERICAN AUTOS	102 AUBURN WAY N

## 2020 INSPECTION LIST

20	556820	0120	VACANT	1ST ST NE
20	556820	0125	VACANT	309 1ST ST SE
20	556820	0150	PARKS TV	331 1ST ST NE
20	556820	0155	LAW OFFICES	332 1ST ST NE
20	556820	0180	BANK OF AMERICA	18 AUBURN WAY N
20	556820	0181	BANK OF AMERICA PARKING	No Situs Address
20	556820	0195	RETAIL/OFFICE BUILDING	2 AUBURN WAY N
20	556820	0205	LIFEGATE CHURCH	307 E MAIN ST
20	556820	0210	OFFICE/RETAIL	325 E MAIN ST
20	556820	0215	LIFEGATE KIDS THEATER	309 E MAIN ST
20	605340	0005	DEL TORO	423 AUBURN WAY N
20	605340	0045	SCARFF FORD DEALER	505 AUBURN WAY N
20	605340	0092	ISUZU TRUCK SALES	501 B ST NE
20	605340	0125	WAY SCARFF FORD	705 AUBURN WAY N
20	605340	0130	AUBURN VALLEY MOTORS	711 AUBURN WAY N
20	605340	0140	ST VINCENT de PAUL	717 AUBURN WAY N
20	605340	0150	WEAVER STORE	721 AUBURN WAY N
20	605340	0160	ST VINCENT de PAUL	717 AUBURN WAY N
20	605340	0165	VACANT LAND	709 AUBURN WAY N
20	605340	0170	VACANT LAND	200 7TH ST NE
20	605340	0195	SCARFF TRUCK SERVICE	119 7TH ST NE
20	605340	0270	ONE ELEVEN BUILDING	111 5TH ST NE
20	605340	0350	SFR OFFICE	421 B ST NE
20	605340	0520	TERRY HOME	727 A ST NE
20	635000	0055	WAYLAND ARMS	300 S DIVISION ST
20	635000	0060	WAYLAND ARMS	300 S DIVISION ST
20	635000	0070	WAYLAND ARMS	300 S DIVISION ST
20	635000	0100	VACANT LAND	314 A ST SW
20	635000	0105	RAILROAD PROPERTY	313 A ST SW
20	639070	0000	ONE MAIN STREET PRO PLAZA CONDO	1 E MAIN ST
20	639070	0010	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0020	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0030	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0040	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0050	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0060	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0070	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0080	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0090	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
20	639070	0110	ONE MAIN STREET PRO PLAZA CONDO	No Situs Address
20	639165	0000	THE 122 CONDO	122 W MAIN ST
20	639165	0010	THE 122 CONDO	122 W MAIN ST
20	685870	0110	LAW OFFICE	901 E MAIN ST
20	685870	0120	CASCADE PLAZA	903 E MAIN ST
20	685870	0385	MESSIAH LUTHERAN CHURCH	410 H ST NE
20	733140	0006	LAW OFFICE & 3 APTS	14 A ST SE
20	733140	0007	RETAIL BUILDING	102 E MAIN ST
20	733140	0008	RETAIL STORE	106 E MAIN ST
20	733140	0030	RAINBOW CAFE	112 E MAIN ST
20	733140	0035	BANANAS ANTIQUES	120 E MAIN ST
20	733140	0055	VACANT COMMERCIAL (FORMER HERITAGE)	No Situs Address
20	733140	0080	CALVO BUILDING	2 B ST SE
20	733140	0110	THE ARCADE	222 E MAIN ST
20	733140	0131	QUALITY RENTALS	252 E MAIN ST
20	733140	0132	ROTTLES	238 E MAIN ST
20	733140	0133	ROTTLES	234 E MAIN ST
20	733140	0135	PARKING LOT	7 B ST SE
20	733140	0240	JP MORGAN CHASE BANK	24 A ST SE
20	733140	0315	PARKING LOT	100 A ST SE

## 2020 INSPECTION LIST

20	733140	0345	OFFICE BUILDING	116 A ST SE
20	733140	0380	WASHINGTON FEDERAL SAVINGS	206 A ST SE
20	733140	0400	VACANT LAND	No Situs Address
20	733140	0401	O'REILLY'S AUTO SUPPLY	222 A ST SE
20	733140	0405	VACANT COMMERCIAL	No Situs Address
20	733140	0415	VACANT LAND	No Situs Address
20	733140	0424	AUBURN SHOPPING CNTR	102 CROSS ST SE
20	733140	0427	JIFFY LUBE	309 AUBURN WAY S
20	733140	0445	ORPHAN PARCEL	No Situs Address
20	733140	0447	VACANT COMMERCIAL	307 AUBURN WAY S
20	733140	0450	BIGFOOT JAVA	407 AUBURN WAY S
20	733140	0460	AUBURN PUBLIC SAFETY BUILDING	340 E MAIN ST
20	733140	0470	AUBURN VALLEY BARBER SHOP	316 E MAIN ST
20	733140	0475	MASONIC TEMPLE	302 E MAIN ST
20	733140	0476	DON GIOVANNI	18 AUBURN WAY S
20	733140	0477	CUGINI FLORISTS	20 AUBURN WAY S
20	733140	0485	PARKING	27 D ST SE
20	733140	0486	CITY OF AUBURN	27 D ST SE
20	733140	0500	VACANT	101 D ST SE
20	733140	0510	VACANT	107 D ST SE
20	733140	0545	FRONTIER CLEANERS	126 AUBURN WAY S
20	733140	0550	DENTAL OFFICE AND 2ND FLR APT	309 2ND ST SE
20	733140	0576	TIMBERLAND SAVINGS BANK	202 AUBURN WAY S
20	733140	0598	ADVANCE TIL PAYDAY	216 AUBURN WAY S
20	733140	0605	CAR WASH	220 AUBURN WAY S
20	733140	0630	230 OFFICE BLDG	230 AUBURN WAY S
20	733140	0640	OFFICE BLDG	240 AUBURN WAY S
20	733140	0675	AMY JL COOK, DDS	321 4TH ST SE
20	733540	0075	CURRY & WILLIAMS	960 E MAIN ST
20	733540	0080	DENTAL CLINIC	1010 E MAIN ST
20	745992	0010	VALLEY REGIONAL FIRE AUTHORITY	1101 D ST NE
20	745992	0020	VALLEY BANK	1001 D ST NE
20	745992	0030	OFFICE BUILDING	1300 D ST NE
20	780401	0000	620 M ST NE CONDO	620 M ST NE
20	780401	0010	620 M ST NE CONDO	620 M ST NE
20	780401	0020	620 M ST NE CONDO	620 M ST NE
20	781570	0047	PARKING GARAGE/RETAIL	16 DIVISION ST
20	781570	0075	VACANT BANK BUILDING	55 A ST SE
20	781570	0085	VACANT COMMERCIAL	No Situs Address
20	781570	0095	VACANT COMMERCIAL	No Situs Address
20	781570	0110	VACANT COMMERCIAL	No Situs Address
20	781570	0115	PARKING LOT	36 W MAIN ST
20	781570	0120	SUNBREAK CAFE & BREAD COMPANY	22 A ST SW
20	781570	0135	PARKING LOT	21 S DIVISION ST
20	781570	0145	TRUIT BUILDING	102 W MAIN ST
20	781570	0165	MISC RETAIL AND APTS	124 W MAIN ST
20	781570	0170	VACANT LAND	No Situs Address
20	781570	0172	SOUNDER PARKING LOT	No Situs Address
20	781570	0185	SOUND TRANSIT AUBURN PARKING GARAGE	110 2ND ST SW
20	781570	0340	HERFYS	201 A ST SE
20	781570	0350	QUEST COMMUNICATIONS	10 2ND ST SE
20	781570	0360	A STREET AUTOMOTIVE	225 A ST SE
20	781570	0370	PATRICIA BLDG	205 S DIVISION ST
20	781570	0380	GREAT COMPANIONS	10 2ND ST SW
20	781570	0390	SFR	222 A ST SW
20	781570	0420	AERO MACHINSTS UNION DIST #75	201 A ST SW
20	781620	0060	AUBURN CITY HALL	25 W MAIN ST
20	781620	0100	CITY OF AUBURN PARKING LOT	11 A ST NW
20	781620	0115	MAIN STREET GARAGE	123 W MAIN ST

2020 INSPECTION LIST

20	869810	0005	RETAIL/OFFICE BUILDING	402 E MAIN ST
20	869810	0015	BARBER SHOP & OFFICE	412 E MAIN ST
20	869810	0025	VACANT LAND	12 D ST SE
20	869810	0030	VACANT LAND	20 D ST SE
20	869810	0040	VACANT LOT	No Situs Address
20	869810	0046	Pacific NW Dentistry	110 D ST SE
20	869810	0070	ATTY'S & WA STATE	420 E MAIN ST
20	869810	0075	VERSOLENKO CLEANERS	430 E MAIN ST
20	869810	0130	APARTMENT & RETAIL	502 E MAIN ST
20	869810	0140	APT & RETAIL	510 E MAIN ST
20	869860	0005	76 SHORT STOP	520 E MAIN ST
20	869860	0070	KOSNOSKI EYE ASSOC.	604 E MAIN ST
20	869860	0075	GOR GAI	614 E MAIN ST
20	869860	0125	PARKING USE WITH MI0126	620 E MAIN ST
20	869860	0126	VICAR'S TV SERVICE/APTS	5 G ST SE
20	869860	0355	OFFICE BUILDING	824 E MAIN ST
20	917260	0005	B & G DRY CLEANERS	420 AUBURN WAY N
20	917260	0040	STARTING GATE RESTAURANT	504 AUBURN WAY N
20	917260	0080	OFFICE	310 6TH ST NE
20	917260	0115	AFFORDABLE ANIMAL EMERGENCY	602 AUBURN WAY N
20	949920	0195	OFFICE SFR	14 M ST NE
20	949920	0197	MASTER TOUCH STUDIO	20 M ST NE
20	949920	0260	OFFICE BUILDING	1241 E MAIN ST



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
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(206) 296-7300 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**John Wilson**

*Assessor*

As we start preparations for the 2020 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, 2020 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson

Area 60

2020 Assessment Year



**Department of Assessments**