

South District Geographic Areas Report

Areas: 50, 55, 60, 62, 65, 70, and 75

Commercial Revalue for 2022 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and promoting fairness and equity.

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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 720,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

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

RCW 84.40.025 - Access to property

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

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

How Are Commercial Properties Valued?

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

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



How is Assessment Uniformity Achieved?

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

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

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

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

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

Requirements of State Law

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

Appraisal Area Reports

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

South District Executive Summary Report

Appraisal Date 1/1/2022

Geographic Appraisal Areas:

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila
- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County
- **Area 60:** North Auburn / Black Diamond
- **Area 62:** Southeast King County
- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County
- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter & North Kent Valley
- **Area 75:** North Renton, South Bellevue, Mercer Island, & Unincorporated King County

Conclusion and Recommendation:

Total assessed values for 2022 revalue year have increased by +12.25%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2022 Assessment Year.

Total South District Population - Parcel Summary Data			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$27,006,979,479	\$30,314,314,471	\$3,307,334,992	12.25%

Identification of the Areas

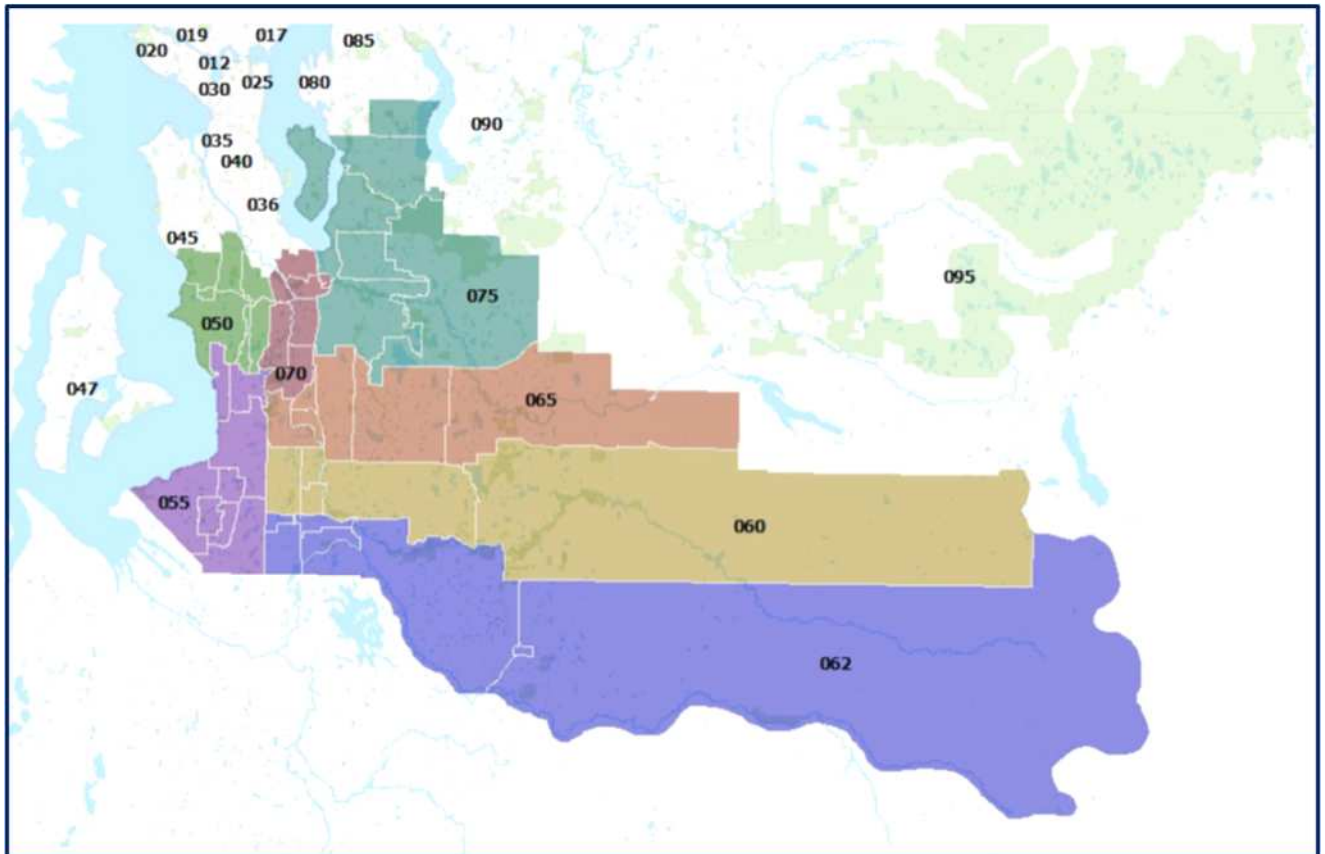
Location – South King County

Boundaries

- West – Puget Sound
- North – North Tukwila / Skyway / Mercer Island / NE 8th St in Bellevue
- East – King / Kittitas/ Yakima County Line
- South – King/Pierce County line

Maps

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



South District Overview

Geographic Area 50

The 2021 most significant change in area 50 has been the recent expansion of the south light rail transit system into Kent. Construction has begun to shape and change the roadway area off International Blvd, south of the Seatac airport, and will extend into state route 99 and the Kent-Des Moines Road. North of the airport, both the cities of SeaTac and Tukwila have continued their push for multi-family development. Meanwhile, new future industrial projects have begun to make way. Most new construction projects within this area are for multi-family or industrial use, showing strong demand in those sectors.

A new, mixed-use 365 affordable apartment housing unit, Polaris, is under construction at the previously demolished SeaTac Center building located at the NW corner of International and Southcenter Blvd. Across the street from Polaris, the Bellwether's new 103-unit apartment building project was completed at the end of October 2021.

Within the city of Burien, a new mixed-use project, KINECT, recently began construction. Located in downtown Burien, between 150th and 151st Street, this new project will feature 230 residential units, 8000 SF of ground-floor retail, and a two-level parking garage. Also, in Burien, Robbins and Co began construction of their new 35,000 SF warehouse headquarters.

The old Highline school district office building located in SeaTac sold, and Bridge Industrial will construct three new industrial warehouses totaling 310,000 SF. Meanwhile, the markets within the city of Normandy Park remained stable during the pandemic with no new major construction.

Commercial rents within the area in 2021 started to see an increase despite the pandemic, with retail and industrial seeing the most significant gains. While some businesses closed, most building owners kept their tenants or replaced them swiftly. Due to decreased travel activity, businesses located along International Blvd felt the most impact. The Park and Fly in SeaTac saw business activity drop significantly due to low car traffic at the airport.

Geographic Area 55

The second year of the Coronavirus revealed interesting developments as restrictions began to loosen, and people were eager to get a sense of normalcy back. The pandemic affected many businesses and forced them to close, while the ones that survived were able to pivot and be flexible with their business. Surprisingly, the expected dip in sale prices for real estate never materialized, as prices remained firm. Development of the Link Light extension to Highline College and Federal Way continues to stimulate redevelopment and increased land values.

[illegible]

CoStar shows an increase in rents and sale prices across the board:

2021 Year End Metrics (Des Moines)				
	Office	Retail	Industrial	Multi-Family
Absorption	↑ (increase)	↑ (increase)	↓ (decrease)	↓ (decrease)
Rental Rate	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)
Vacancy Rate	↓ (decrease)	↔ (stable)	↑ (increase)	↓ (decrease)
Capitalization Rate	↔ (stable)	↔ (stable)	↔ (stable)	⬇️ (slight decrease)
Sale Price	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)

2021 Year End Metrics (Federal Way)				
	Office	Retail	Industrial	Multi-Family
Absorption	↑ (increase)	⬆️ (slight increase)	↓ (decrease)	↑ (increase)
Rental Rate	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)
Vacancy Rate	↓ (decrease)	⬇️ (slight decrease)	↔ (stable)	↓ (decrease)
Capitalization Rate	⬇️ (slight decrease)	⬇️ (slight decrease)	⬆️ (slight increase)	↓ (decrease)
Sale Price	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)

Geographic Area 60

Area 60 consists of the part of Auburn north of Highway 18, Black Diamond, and the unincorporated areas of King County east of the aforementioned cities. It is impacted by the presence of a small airport, a horse racing track, an auto racing track, a college, two golf courses, and a variety of commercial uses.

In northeast Auburn, work is continuing on a large warehouse project. This is some of the last industrially zoned land in the city that is not impacted by wetlands or topography. Auburn has concluded that industrial development will only damage its roads while providing little revenue. There is still ample land zoned for retail development, which would generate sales taxes.

Meanwhile, downtown Auburn is experiencing an ongoing transformation. The past years have brought one assisted living and two apartment complexes. They are about to be joined by another senior living facility, Legacy Plaza – a 166 unit project. These developments are within walking distance of the Sounder commuter rail station. As the economy re-opens from the covid 19 restrictions, the retail sector will pick up with all of these new residents. In unincorporated King County, Pacific Raceways responds to the demand for industrial space by building an “innovation center” marketed as a garage/shop, business, and retail space.

Black Diamond sees its own construction boom as over 6,000 home sites are rapidly coming online. Prospective buyers continue to overrun the residential sales office. There are even several apartment buildings under construction. One mini storage is being built while another one is in the pipeline. This residential boom should bode well for the Four Corners retail area and the few commercial establishments in Black Diamond itself.

Geographic Area 62

Area 62 encompasses a large geographic area of southeastern King County and includes suburban and rural areas in King County. The population within area 62 is a mix of the newer, suburban, older working-class, and rural communities. Newer communities tend to reflect stereotypical suburban enclaves. The older communities largely reflect their working-class roots, including day laborers and smaller farming, mining, and logging towns that were pervasive in the early 1900s. Each neighborhood is unique, and thus, commercial development is more diverse in this area than in many other areas within King County.

Generally speaking, there are three types of very distinct markets within the six neighborhoods of Area 62: industrial, suburban, and rural. The type of commercial property encountered varies significantly from one neighborhood to another.

The commercial properties in neighborhood 10 include the cities of Algona and Pacific. This area primarily comprises industrial properties and lower to middle-income single-family residences. It has a tiny historical section and a small commercial corridor with newer offices and retail properties.

Neighborhoods 20 and 30 include the southern portion of Auburn. Neighborhood 20 is located south of SR 18 and covers the western half of Auburn. It is comprised of multifamily and commercial service properties. This neighborhood also includes the Outlet Collection, a large retail shopping mall. Southeastern Auburn is contained in Neighborhood 30. Its commercial market primarily consists of office and retail spaces and a portion of the area west of the Muckleshoot Indian Reservation.

Neighborhoods 40, 50, and 60 are comprised of Enumclaw and unincorporated communities.

Properties that have increased in value during this revalue cycle include industrial properties, multifamily properties, and medical offices. The “Kent Industrial Valley” has expanded southward, as warehouses and storage have increased in value along the I-5 corridor. In addition, multifamily properties saw double-digit increases as affordable housing has become scarcer in the larger metropolitan areas and people have moved south. In neighborhood 62, there are currently 23 mobile home parks, and five have sold since 2019. The value of mobile home parks has increased by double digits over the last three years.

And finally, in this neighborhood, a large number of medical offices have been sold off. The reason for the increase is unclear, but it may be that more services are needed as more people move to the area.

Geographic Area 65

Several projects are currently underway in the city of Kent. Madison Plaza is a seven-story, 165-unit urban-style apartment building that will include five stories of residential units built atop a two-story parking garage and a ground-floor retail space. The project is on a 0.79-acre site located west of the Uplands Playfield Park and the Interurban Trail. Kent Station reached the highest retail occupancy since its inception. As of July 2021, Kent Station's retail component was 91% occupied, the highest in its development history. It has 55 tenants with two new stores (Daiso, a Japanese retail store, and Hones Nails, a high-end nail shop) that opened in the fall. The most notable development in the city of Kent is Ethos Phase II, located at 2200 W. Meeker St. The project was completed at the end of 2021 and includes a 492-unit apartment building with 12,000 square feet of commercial retail and restaurant space in 23 separate buildings. Ethos Phase II is part of the more extensive ongoing Meet Me on Meeker project designed to improve the safety, identity, and connectivity of the historic core of downtown Kent to the Green River.

In the city of Covington, construction is currently underway for a new affordable housing development called Station by Vintage. It is a 5-story, 254,802 SF mixed-use building, which will consist of ground-floor commercial space and 189 living units with a multi-story parking structure. It is scheduled to open in late 2022. Construction continues at Lakepointe Urban Villages, a 214-acre property in the northern part of the city. When complete, the development will have 850,000 square feet of retail, 1,500 residential units, 90,000 square feet of office space, and a 20-acre lake.

Maple Valley continues to add to its commercial footprint. The Marquee is a 5-acre, phased commercial and residential development located on Maple Valley-Black Diamond Rd (HWY 169) and the corner of SE 240th. The first phase includes a commercial retail development consisting of 7,512 sq ft of office and retail space and currently hosts a Starbucks and Heartland Dental. Also under construction is a two-story office building for Valley Medical Center/UW Medicine, which is nearly complete. The second phase (not completed yet) includes:

- Two multi-family residential buildings.
- An amenities building.
- A proposed Senior Living Community.

Amazon opened a new delivery station warehouse at 23226 Witte Road SE and SE 231st Street. Delivery stations are a package's last stop in Amazon's logistics network before they arrive on the consumer's doorsteps. The new facility comes as Amazon rapidly expands its logistics network to keep up with online buying habits amid the pandemic.

Geographic Area 70

Located along the I-5 and SR-167 corridor, includes downtown Renton, Southcenter and the heart of the Kent Valley Industrial area. This geographic area is ideal for logistical purposes due to its proximity to I-5, I-405, as well as the Port of Seattle and Tacoma. Many of the sales were for land value and several new industrial development projects are under construction. Larger projects is the Panatoni Pacific Gateway project that is located next to Boeing and the redevelopment of the former REI campus. Area 70 experienced increased land values for industrially zoned land and the general vicinity surrounding Southcenter. Industrial property remains strong with higher prices per square foot for both rents and sales. Cap rates are occurring under 5.0% more often. Retail and office rental rates remain similar to last year; however, sales prices are increasing with lowering cap rates.

Geographic Area 75

Area 75 is comprised of four cities and unincorporated King County. It includes the cities of Mercer Island, Bellevue, Newcastle, and Renton. It is one of the most diverse geographic areas in King County in terms of territorial jurisdiction, locations, commercial property types, and demographics.

Mercer Island's recent zoning update for their town center allows the development of up to 5 stories and has generated multiple high dollar land sales in recent years from prospective builders. Additionally, the \$3.7 billion East Link Project is slated for completion in 2023. The expansion will connect the Link Light Rail from downtown Seattle to the Eastside with stations serving Mercer Island, south Bellevue, downtown Bellevue, Bel-Red, and Redmond's Overlake area.

Suburban Bellevue and along the I-90 corridor continue to benefit from the recent resurgence of the downtown Bellevue core. Just a few years ago, they were facing an uncertain future with the impending departure of Expedia (one of their largest employers) for the city of Seattle. However, the future is looking much more promising for Bellevue in the years since. A confluence of factors has propelled this change. The recently adopted JumpStart Tax is also likely contributing to the increasing exodus from Seattle to Bellevue's more business-friendly environment. All of Amazon's recent development has shifted from Seattle to the Bellevue CBD, and many other major tech companies are following suit. This revitalization of the downtown core also seems to be boosting the periphery regions of Bellevue in Area 75 as rents and sales continue to increase.

Newcastle has benefitted from the Avalon Bay development, the largest parcel of developable land in the neighborhood, if not the entire Newcastle and Bellevue areas. Avalon Bay Communities is building 900 residences ranging from high-end single-family townhouses to midrise apartment residences, as well as 49,000 SF of restaurants and shopping for the area.

Construction is well underway at the beginning of 2022, and several apartments and townhomes are now available, along with restaurants and a medical clinic.

Renton has also seen robust development in recent years. South Lake Washington has emerged as a hotbed of development with the recent completion of several offices and hotel buildings. The Southport complex is a state-of-the-art center geared towards high-tech tenants. It consists of three nine-story office towers with 724,520 gross square feet area of office use and 10,400 square feet of retail use. The development includes a Hyatt hotel complete with a lake view restaurant and an apartment complex. Buildings 1 and 2 were completed in 2018, and building 3 in 2020. The development is yet to secure a major tenant. In addition to the other recent neighboring hotel development, there are plans for a water taxi to connect Renton to South Lake Union.

Analysis Process

Effective Date of Appraisal: January 1, 2022

Date of Appraisal Report: June 8, 2022

Highest and Best Use Analysis

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

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 the entire property's value 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 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 present, 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 property's use prior to its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use in anticipation of change over a relatively short time in the future.

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 01/01/2019 to 12/31/2021 were considered in all analyses.
- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

Improved Parcel Total Values

E-commerce and other market pressures and necessities signal that the South District's industrial properties remain a healthy commercial real estate market sector. Demand for such properties, especially in the Kent Valley, remains lofty, and investors' optimism about long-term prospects persists. Real estate prices have skyrocketed in the Seattle and Bellevue areas. With lower prices and more availability of larger parcels, warehouses, and flex spaces, have a home in the Southend. The housing crunch and lack of affordable dwellings continue to demand the building of multi-family properties. The construction of large, residential single-family developments created a demand for services such as service stations, grocery stores, restaurants, and medical facilities. Essential type retail continues on a bright streak. Numerous smaller, independently owned businesses closed but were replaced by others, though vacancy hasn't seen a remarkable improvement. The hospitality industry has experienced some recovery, primarily in the limited-service sector. Average daily rates and occupancy have improved from 2020. Most convention-type hotels, the most affected by closures, are not found in the southern part of the county. Though commercial property values have not experienced the frenzied escalation of residential properties, positivity remains elevated. Sales prices of improved parcels were generally higher in 2021 than in 2020. After two and half years of closures, the public is eager to realize a new normal that includes entertainment outside the home and a partial return to the workplace. Investor optimism remains high, and King County is still perceived as an attractive region for domestic and international investors alike. For the 2022 Assessment Year, overall values for the Commercial South Crew increased by 12.25%.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records, including location, effective age, building quality, and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/1/2019 to 12/31/2021. Five hundred eighteen improved sales in the South District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units, daycares, smaller offices, retail buildings, mobile homes, and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

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. Cost figures were

adjusted to the western region and the Seattle area. Cost estimates were relied upon to value special-use properties where comparable sales data and/or income and expense information are not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings valued by the Cost method might be fraternal halls, gas stations, automobile dealerships, mining properties, and new or on-going construction, etc.

Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation throughout the South Crew for most improved property types, when sufficient income and expense data were available to ascertain market rates.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the crew name Crew's income valuation models, the Assessor used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor used full service/gross expenses.

Capitalization Rates: When market sales are available, an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate based on the first-year performance during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.

SEATTLE / REGIONAL CAP RATES 2022						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey.	H1 2021					CBRE professional survey conducted from H2 2020 and to H1 2021.
		Seattle	4.50% - 5.00% 5.50% - 6.00%	- - 3.50% - 4.00%	- - - 5.00% - 6.00 %	CBD – Class A Suburban – Class A Class A Retail Neighborhood/Community – Class A
CBRE: U.S. Cap Rate Survey - Report	H2 2021	Seattle	4.50% - 5.00% 5.25% - 6.00%	2.75% - 3.50%	5.00% - 6.00%	CBD – Class A Suburban – Class A Class A Retail Neighborhood/Community – Class A
IRR: Viewpoint for 2022	Year-end 2021	Seattle	5.00% 6.25% 5.75% 6.75% - - - -	- - - - 6.75% 4.25% - -	- - - - - - 5.50% 6.50% 6.75%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Regional Mall Community Retail Neighborhood Retail

SEATTLE / REGIONAL CAP RATES 2022

Source	Date	Location	Office	Industrial	Retail	Remarks
CoStar	Year-End 2021	Seattle Puget Sound	5.40%	-	-	General Office
			4.80%	-	-	Office Buildings – 5 Star Rating
			5.40%	-	-	Office Buildings – 4 Star Rating
			5.60%	-	-	Office Buildings – 3 Star Rating
			5.50 %	-	-	Office Buildings – 1 and 2 Star Rating
			-	4.80%	-	Industrial
			-	4.80%	-	Flex Industrial
			-	-	5.40%	General Retail
			-	-	5.50%	Power Centers
			-	-	5.50%	Neighborhood Centers
			-	-	5.30%	Strip Centers
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	Seattle	6.10%	-	-	Office CBD – 1 st Tier Properties
			6.80%	-	-	Suburban Office – 1 st Tier Properties
			-	5.60%	-	Warehouse – 1 st Tier Properties
			-	6.70%	-	R&D – 1 st Tier Properties
			-	6.30%	-	Flex – 1 st Tier Properties
			-	-	6.60%	Regional Mall – 1 st Tier Properties
			-	-	6.60%	Power Center – 1 st Tier Properties
			-	-	6.30%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West	5.50% - 8.00%	-	-	Office CBD – 1 st Tier Properties
			6.50% - 9.50%	-	-	Office CBD – 2 nd Tier Properties
			6.50% - 11.00%	-	-	Office CBD – 3 rd Tier Properties
			6.00% - 9.00%	-	-	Suburban Office – 1 st Tier Properties
			7.00% - 11.50%	-	-	Suburban Office – 2 nd Tier Properties
			7.00% - 13.00%	-	-	Suburban Office – 3 rd Tier Properties
			-	3.80% - 7.00%	-	Warehouse – 1 st Tier Properties
			-	4.80% - 8.00%	-	Warehouse – 2 nd Tier Properties
			-	5.50% - 9.00%	-	Warehouse – 3 rd Tier Properties
			-	5.50% - 8.00%	-	R&D – 1 st Tier Properties
			-	6.50% - 9.00%	-	R&D – 2 nd Tier Properties
			-	7.00% - 11.00%	-	R&D – 3 rd Tier Properties
			-	5.50% - 8.00%	-	Flex – 1 st Tier Properties
			-	6.00% - 10.00%	-	Flex – 2 nd Tier Properties
			-	6.50% - 11.00%	-	Flex – 3 rd Tier Properties
			-	-	5.30% - 9.50%	Regional Mall – 1 st Tier Properties
			-	-	6.80% - 11.50%	Regional Mall – 2 nd Tier Properties
			-	-	7.00% - 12.50%	Regional Mall – 3 rd Tier Properties
			-	-	6.00% - 11.80%	Power Center – 1 st Tier Properties
			-	-	6.50% - 11.50%	Power Center – 2 nd Tier Properties
			-	-	7.00% - 12.50%	Power Center – 3 rd Tier Properties
			-	-	5.00% - 8.00%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	6.00% - 9.50%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	6.00% - 10.50%	Neigh/Comm. Ctr. – 3 rd Tier Properties

SEATTLE / REGIONAL CAP RATES 2022						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2022	Year-end 2021	West Region	5.98%	-	-	<u>Institutional Grade Properties</u>
			6.48%	-	-	CBD Office – Class A
			6.25%	-	-	CBD Office – Class B
			6.75%	-	-	Suburban Office – Class A
			-	5.71%	-	Suburban Office – Class B
			-	5.16%	-	Flex Industrial
			-	-	-	Industrial
			-	-	6.23%	Community Retail
PWC / Korpaz Real Estate Investment Survey	4Q 2021	Seattle	4.00% - 7.00%	-	-	Neighborhood Retail
		Pacific NW Region	4.00% - 7.75%	-	-	Office
			-	3.00% - 4.25%	-	Office Warehouse
ACLI	4Q 2021	Seattle – Bellevue - Everett MSA	5.21%	5.51%	6.00%	All Classes
		Pacific Region	5.33%	4.70%	5.71%	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2022					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H1 2021	Seattle	4.00% - 4.25%	6.25% - 7.00%	Infll – Class A
			4.25% - 4.50%		Suburban – Class A
CBRE – U.S. Cap Rate Survey - Report	H2 2021	Seattle	3.75% - 4.00%	6.50% - 7.50% 5.50% - 7.00% 6.50% - 7.50% 7.00% - 8.00% 6.50% - 7.50% 6.75% - 7.75%	Full-Service – CBD
					Suburban – Class A
					Full-Service – Resort
					Full Service – City Center
					Full Service – Other
					Limited Service – Resort
					Limited Service – City Center
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	Seattle	5.20%	- 7.90% - - - 6.00% - 10.00% 6.00% - 12.50% 7.00% - 14.00%	Limited Service - Other
			-		Apartments – All Classes
			3.80% - 6.50%		Hotels – All Classes
			4.80% - 7.50%		Apartments – 1 st Tier Properties
			5.30% - 8.50%		Apartments – 2 nd Tier Properties
			-		Apartments – 3 rd Tier Properties
			-		Hotels – 1 st Tier Properties
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	National	3.80% - 6.50 %	6.00% - 11.00%	Hotels – 2 nd Tier Properties
					Hotels – 3 rd Tier Properties
IRR: Viewpoint for 2022	Year-end 2021	Seattle	4.50%		Apartment – 1 st Tier
			4.75%		Hotel – 1 st Tier
			5.00%		
			5.50%		
IRR: Viewpoint for 2022	Year-end 2021	West Region	4.38%	-	Urban Class A
			4.87%		Urban Class B
			4.71%		Suburban Class A
			5.11%		Suburban Class B

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2022

Source	Date	Location	Multifamily	Hospitality	Remarks
PWC / Korpaz Real Estate Investment Survey	Year-end 2021	National	- - -	5.50% - 9.00% 7.00% - 10.50% 4.00% - 9.50% 6.50% - 10.00%	Full Service Lodging Limited Service Midscale Luxury/Upper – Upscale Select Service
PWC / Korpaz Real Estate Investor Survey	4Q 2021	Pacific Region	5.00%		Apartments
ACLI	4Q 2021	Seattle-Bellevue Everett	4.14%	----	All Classes
		Pacific	4.44%	7.56%	All Classes

WEST / NATIONAL CAP RATES 2022							
Source	Date	Location	Office	Industrial	Retail	Remarks	
RERC: Real Estate Report Income Vs. Price Realities	4Q 2021					1 st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors	
		National	5.50% - 9.00% 6.00% - 9.30% - - - - - -	- - 3.80% - 8.50% 5.00% - 9.00% 5.00% - 9.00% - - -	- - - - - 5.30% - 10.00% 5.00% - 11.80% 5.00% - 10.00%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties	
IRR: Viewpoint 2022 Commercial Real Estate Trends report	Yr. End 2021	National	6.97% 7.64% 7.16% 7.75% - - - -	- - - - 6.03% 6.65% - -	- - - - - - 7.21% 6.92% 6.96%	<u>Institutional Grade Properties</u> 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 2021	National	5.50% 6.08% 6.14% 5.72% 5.02%	4.55% 4.42% 5.57% 5.20% 4.37%	6.77% 6.17% 6.43% 5.78% 8.03%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+	
PWC / Korpaz Real Estate Investor Survey	4Q 2021	National	4.25% - 8.50% 4.70% - 9.00% 6.00% - 9.25% 4.00% - 10.00% - - - -	- - - - 2.60% - 6.50% - - -	- - - - - 4.50% - 12.50% 5.50% - 8.25% 5.00% - 10.00% 5.00% - 7.50 %	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease	
The Boulder Group: Net Lease Market Report	4Q 2021 1Q 2021 3Q 2021	National	6.80% 5.91% 5.95%	6.77%	5.88%	Overall (Average) Bank Medical Office	
The Boulder Group: Net Lease Market Report	3Q 2021	West	5.55%			Medical Office	
NATIONAL AND REGIONAL CAP RATES 2022							
Source	Date	Location	Restaurant	Retail			
The Boulder Group: Net Lease Market Report	4Q 2021	National	5.20% 5.26%	6.25% 6.38% 6.10% 6.75% 5.00%	Big Box Junior Big Box (20K-40K SF) Mid Box (40K-80K SF) Large Format (over 80K SF) Median		
		West					
	3Q 2021 4Q 2020	National West			5.80% 5.45%	Drug Store Auto Parts Stores	
		West				Casual Dining Quick Service Restaurants	
	1Q 2021 1Q 2021						

Income approach calibration

Income tables were developed for each of the neighborhoods which comprise the South Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the income approach's property value was less than the land value, a nominal \$1,000 value was allocated to the improvements.

Reconciliation

All parcels were individually reviewed for correct application of the model 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 ample comparable sales were available. However, the income approach was applied to most parcels to equalize comparable properties better. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Marie Ramirez, Senior Appraiser, for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood was 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 for particular characteristics and conditions as they occur in the valuation area.

Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. The level and uniformity standard for commercial properties are:

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives each dollar of value equal weight in the sample, whereas the median and mean give each parcel equal weight. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high- and low-value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions.

The Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

The third measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity where assessment level decreases with increases in sales price.

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale, or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

Sales – Improved Summary for the South Crew

- Number of Sales: 518
- Range of Sales Dates: **01/1/2019– 12/31/2021**

The results of the preliminary ratio studies within the South District indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as smaller offices and commercial condominiums, existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

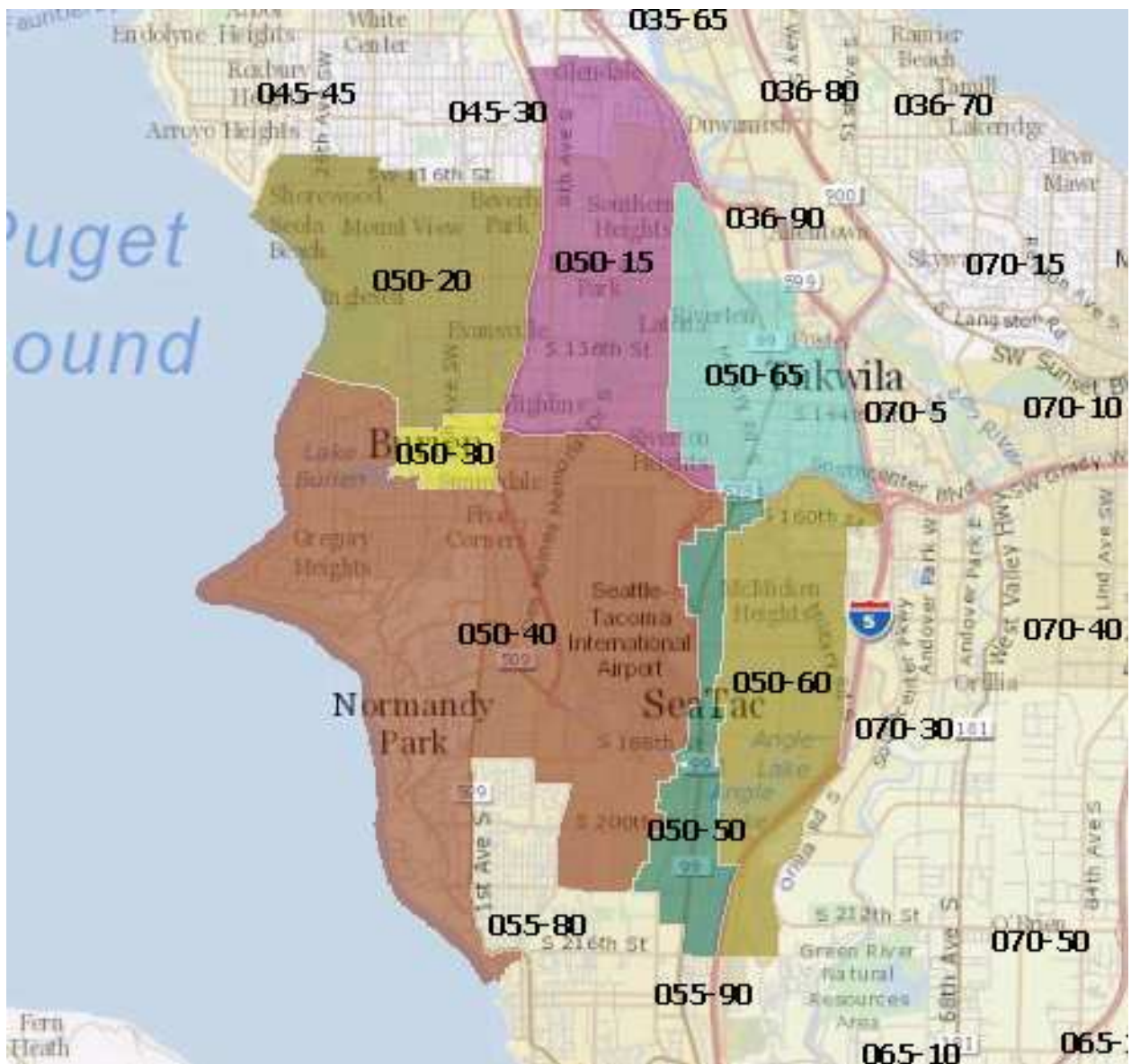
Area 50

Name or Designation

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila

Boundaries:

- **North** – Burien City Boundary Line and S 99th Street
- **South** – Normandy Park and Seatac City Boundary Line
- **East** - I-5, Hwy 99, and Seatac City Boundary Lines
- **West** - Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	30	Downtown Burien	289	1,802	16.04%

Land Value

Overall land values in Area 50 increased 6.55%. As the Covid-19 pandemic continued, land prices rose at a higher rate than in the past few years in the Burien/SeaTac localities in 2021. The area has experienced a modest increase in land sales in the past few years. The total recommended land value for the 2022 assessment year is \$3,617,393,000, an increase from the 2021 assessment of +6.55%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021	2022	% Change
50-15	\$297,345,200	\$329,860,500	10.94%
50-20	\$195,308,500	\$201,995,200	3.42%
50-30	\$167,566,500	\$184,150,200	9.90%
50-40	\$1,338,681,900	\$1,469,322,300	9.76%
50-50	\$907,686,600	\$923,404,000	1.73%
50-60	\$210,502,000	\$219,666,000	4.35%
50-65	\$277,899,600	\$288,994,800	3.99%
Total	\$3,394,990,300	\$3,617,393,000	6.55%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	Vacant(Single-family)	1	Y
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	Vacant(Multi-family)	1	Y
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	Vacant(Multi-family)	1	Y
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	Vacant(Multi-family)	2	Y
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	Vacant(Commercial)	1	Y
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	Vacant(Multi-family)	1	Y
050	015	562420	0431	27,000	2983051	\$450,000	04/18/19	\$16.67	LIGHTHOUSE APARTMENTS	R24	Vacant(Multi-family)	1	Y
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	Vacant(Multi-family)	1	Y
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	Vacant(Multi-family)	1	Y
050	020	079600	0350	12,508	2988546	\$350,000	05/09/19	\$27.98	Vacant Land	RM-48	Vacant(Multi-family)	2	Y
050	020	159160	0455	39,600	2971709	\$600,000	01/25/19	\$15.15	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	Vacant(Commercial)	1	Y
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	Vacant(Commercial)	1	Y
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	Parking(Assoc)	4	Y
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Municip	DC	Vacant(Commercial)	2	Y
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	Retail Store	2	Y
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	Vacant(Commercial)	1	Y
050	040	122000	0350	15,278	3005049	\$480,000	08/08/19	\$31.42	Vacant Land	RM-24	Vacant(Multi-family)	1	Y
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y
050	040	202304	9538	13,715	2968845	\$170,000	01/02/19	\$12.40	Vacant Land	RM-24	Vacant(Multi-family)	1	Y
050	040	312304	9072	79,279	3073129	\$2,000,000	09/16/20	\$25.23	NORMANDY RD APTS	MU	Apartment	1	Y
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	Vacant(Industrial)	2	Y
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	Vacant(Commercial)	1	Y
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	Vacant(Industrial)	1	Y
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	Vacant(Industrial)	3	Y
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	Vacant(Industrial)	1	Y
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PLS & S 197TH	I	Vacant(Industrial)	2	Y
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PLS & S 197TH	I	Vacant(Industrial)	1	Y
050	040	768620	0890	82,827	3148619	\$2,010,540	09/22/21	\$24.27		I	Vacant(Industrial)	6	Y
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	Vacant(Industrial)	1	Y
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Build	I	School(Public)	2	Y
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	Vacant(Commercial)	1	Y
050	050	344500	0019	23,516	3085867	\$2,200,000	12/01/20	\$93.55	Seatac Fire Station	CB-C	Governmental Service	1	Y
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	Vacant(Commercial)	1	Y
050	060	332304	9008	88,401	2974283	\$2,500,000	02/15/19	\$28.28	Bow Lake Retirement Community	UH-900	Vacant(Multi-family)	1	Y
050	065	004000	0325	27,119	2979615	\$795,000	03/22/19	\$29.32	Vacant Land	HDR	Vacant(Multi-family)	1	Y
050	065	004000	0820	30,858	2982773	\$1,175,000	03/27/19	\$38.08	Vacant Land	RC	Vacant(Commercial)	2	Y
050	065	004000	0854	46,420	3019138	\$1,500,000	10/17/19	\$32.31	SFR (Minimal Value)	NCC	Vacant(Commercial)	3	Y
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MOTEL	NCC	Vacant(Commercial)	1	Y
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	Retail Store	1	Y
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop [exce	CB-C	Industrial(Light)	2	Y
050	065	004100	0398	18,661	3087789	\$475,000	12/10/20	\$25.45		UH-1800	ngle Family(Res Use/Zon	1	Y
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	Vacant(Commercial)	2	Y
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	Vacant(Commercial)	1	Y

Ratio Analysis

- Number of Sales: 76
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 50, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 2,234,100	\$ 2,445,300	91.40%	13.67%	22.50%	1.00%
2022 Value	\$ 2,397,500	\$ 2,445,300	98.00%	9.14%	14.16%	1.00%
Change	\$ 163,400		6.60%	-4.53%	-8.34%	0.00%
% Change	7.31%		7.22%	-33.14%	-37.07%	0.00%

COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 1116, excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Garage/Service Repair (small)	\$200 - \$250	Per Sq Ft
Retail (small)	\$200 - \$300	Per Sq Ft
Office (small)	\$210 - \$260	Per Sq Ft
Mobile Home Park (RV Pads)	\$55,000	Per Pad
Mobile Home Park (MH Pads)	\$80,000 - \$90,000	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year of Area 50 results in a total change from the 2021 assessments of +11.41% in Geographic Area 50. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value – Area 50			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$4,775,120,250	\$5,319,924,600	\$544,804,350	11.41%

Area 50 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

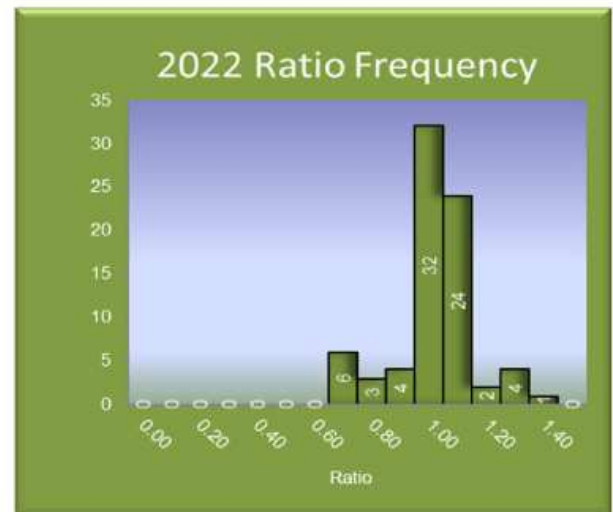
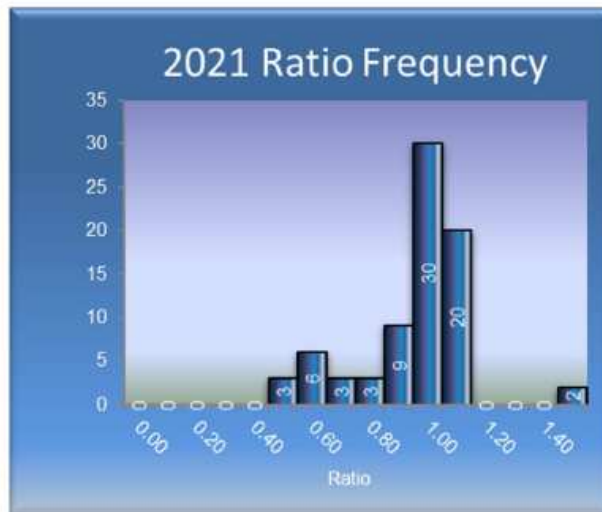
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	76
<i>Mean Assessed Value</i>	2,234,100
<i>Mean Adj. Sales Price</i>	2,445,300
<i>Standard Deviation AV</i>	4,934,071
<i>Standard Deviation SP</i>	5,024,282
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.910
<i>Median Ratio</i>	0.948
<i>Weighted Mean Ratio</i>	0.914
UNIFORMITY	
<i>Lowest ratio</i>	0.4112
<i>Highest ratio:</i>	1.6138
<i>Coefficient of Dispersion</i>	13.67%
<i>Standard Deviation</i>	0.2048
<i>Coefficient of Variation</i>	22.50%
<i>Price Related Differential (PRD)</i>	1.00

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	76
<i>Mean Assessed Value</i>	2,397,500
<i>Mean Sales Price</i>	2,445,300
<i>Standard Deviation AV</i>	5,144,398
<i>Standard Deviation SP</i>	5,024,282
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.976
<i>Median Ratio</i>	0.991
<i>Weighted Mean Ratio</i>	0.980
UNIFORMITY	
<i>Lowest ratio</i>	0.6190
<i>Highest ratio:</i>	1.3553
<i>Coefficient of Dispersion</i>	9.14%
<i>Standard Deviation</i>	0.1381
<i>Coefficient of Variation</i>	14.16%
<i>Price Related Differential (PRD)</i>	1.00



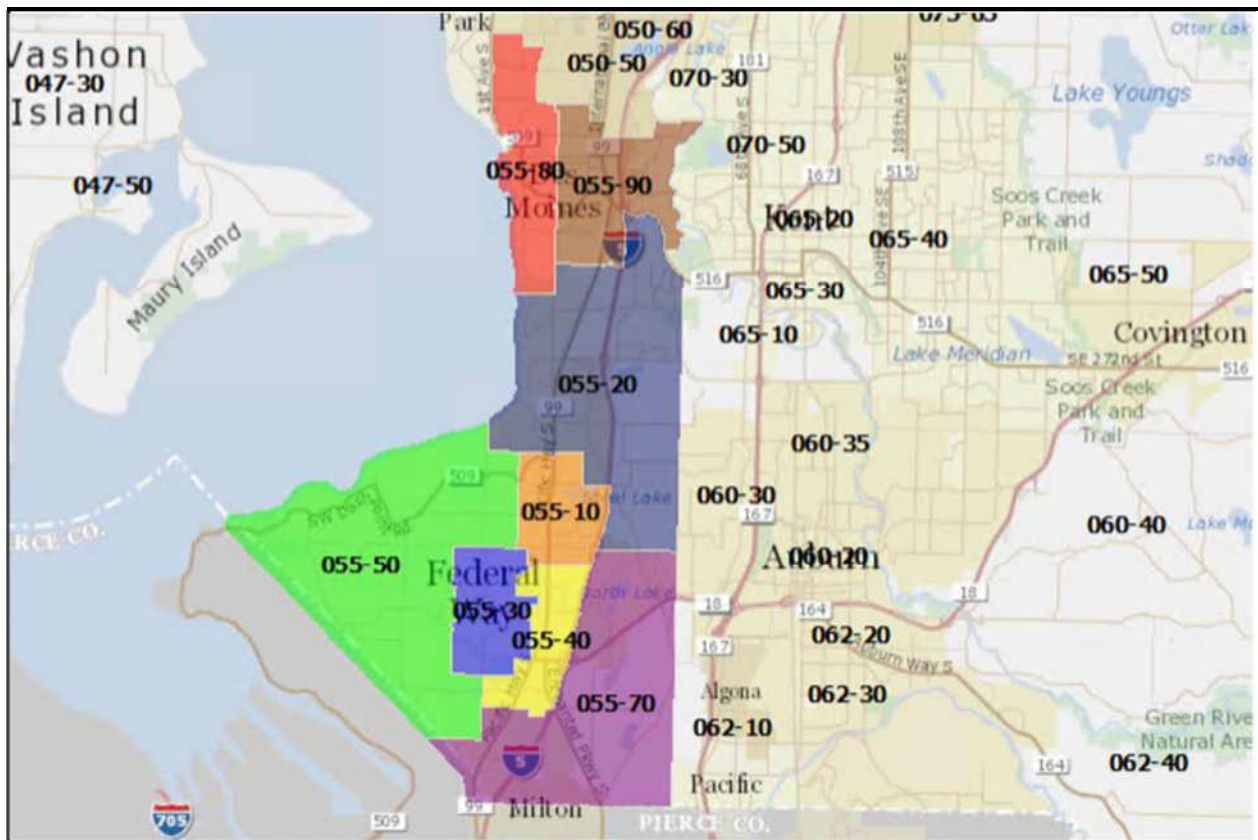
Area 55

Name or Designation

- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County

Boundaries:

- **North** – S 208th Street and S 216th Street
- **South** – The King/Pierce County line
- **East** - The Green River and directly south of W Meeker Street
- **West** - Puget Sound and Pierce County



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
55	40	South Federal Way	333	1,890	17.62%

Land Value

Overall land values in Area 55 increased by 13.41%. Geographical area 55 experienced a change in its land valuation due to increased demand. The total recommended land value for the 2022 assessment year is \$2,799,833,000, an increase from the 2021 assessment of 13.41%. The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
55-10	\$458,929,700	\$522,414,800	13.83%
55-20	\$377,169,100	\$413,690,700	9.68%
55-30	\$241,223,500	\$300,004,100	24.37%
55-40	\$367,714,200	\$441,269,500	20.00%
55-50	\$263,472,700	\$284,930,600	8.14%
55-70	\$193,079,800	\$209,197,500	8.35%
55-80	\$155,573,500	\$159,781,500	2.70%
55-90	\$411,551,900	\$468,544,300	13.85%
Total	\$2,468,714,400	\$2,799,833,000	13.41%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each Neighborhood. The following list of sales is sorted by date (newest to oldest):

Nbhd	Address	Parcel No.	Zoning	Juris.	Land Area (SF)	E #	Sale Price	Sale Date	SP / Land SF	Remarks
20	25025 Pacific Hwy S	212204-9166	CM	KENT	42,290	3167528	\$ 494,000	12/29/21	\$ 11.68	Restrictive Shape, Land Hold
70	37715 Milton Rd S	322104-9040	B	MILT	50,593	3136771	\$ 35,000	07/29/21	\$ 0.69	Wetlands Sale
80	22315 7th Ave S	200900-4725	D-C	DM	8,520	3129124	\$ 682,000	06/29/21	\$ 80.05	Interim-Use Office, Assemblage, Future Redev Site
90	21920 Pacific Hwy S	215640-0269	PR-C	DM	48,883	3130517	\$ 1,498,490	06/27/21	\$ 30.65	Future Popeye's QSR
40	35855 Pacific Hwy S	292104-9051	OP	FW	42,449	3127804	\$ 510,000	06/22/21	\$ 12.01	Small Wetland Area, Potential Dev Site
70	NW Crn 42nd Ave S & S 368th St	375060-0840	NB	KC	24,835	3117603	\$ 180,000	05/05/21	\$ 7.25	Land Hold
30	SE Crn 9th Ave S & S 344th St	926480-0070	CE	FW	191,496	3107588	\$ 3,442,111	03/19/21	\$ 17.97	Future Distribution Center
90	26XX S 246th St	360180-0035	RM-2400	DM	3,000	3102680	\$ 50,000	03/02/21	\$ 16.67	Multi-Family Development
90	24458 27th Ave S	360240-0040	RM-2400	DM	3,000	3102451	\$ 50,000	03/01/21	\$ 16.67	Multi-Family Development
40	SE Crn Pacific Hwy S & S 356th St	292104-9052	CE	FW	94,141	3102934	\$ 1,800,000	02/23/21	\$ 19.12	Future 7-Eleven
70	34204 Military Rd S	506640-0620	R48	FW	72,350	3101723	\$ 400,000	02/23/21	\$ 5.53	Land Hold
40	35060 Pacific Hwy S	202104-9043	CE	FW	182,501	3091619	\$ 4,500,000	12/24/20	\$ 24.66	Land hold
70	38240 Milton Rd S	322104-9148	PD	MILT	434,728	3090692	\$ 6,344,996	12/17/20	\$ 14.60	Land Hold
70	XXXX Milton Rd S	750500-0900	PD	MILT	41,125	3090691	\$ 934,525	12/16/20	\$ 22.72	Land hold
80	856 S 230th St	201140-0524	D-C	DM	54,279	3074635	\$ 475,000	10/06/20	\$ 8.75	Boat storage
90	216XX 24th Ave S	092204-9166	B-P	DM	32,546	3067005	\$ 92,000	08/27/20	\$ 2.83	Flag lot, low productivity. To be used as parking
90	242XX Pacific Hwy S	551400-0030	MCR	KENT	294,811	3050512	\$ 2,750,000	06/04/20	\$ 9.33	Future development
40	1210 S 343rd St	202104-9171	CE	FW	29,714	3049915	\$ 450,000	06/01/20	\$ 15.14	Tenant purchased for towing business
20	315XX 32nd Ave S	092104-9310	CB	FW	203,922	3040496	\$ 160,000	03/24/20	\$ 0.78	Wetlands on-site. Planning MF development

Nbhd	Address	Parcel No.	Zoning	Juris.	Land Area (SF)	E #	Sale Price	Sale Date	SP / Land SF	Remarks
20	25025 Pacific Hwy S	212204-9166	CM	KENT	42,290	3167528	\$ 494,000	12/29/21	\$ 11.68	Restrictive Shape, Land Hold
70	37715 Milton Rd S	322104-9040	B	MILT	50,593	3136771	\$ 35,000	07/29/21	\$ 0.69	Wetlands Sale
80	22315 7th Ave S	200900-4725	D-C	DM	8,520	3129124	\$ 682,000	06/29/21	\$ 80.05	Interim-Use Office, Assemblage, Future Redev Site
90	21920 Pacific Hwy S	215640-0269	PR-C	DM	48,883	3130517	\$ 1,498,490	06/27/21	\$ 30.65	Future Popeye's QSR
40	35855 Pacific Hwy S	292104-9051	OP	FW	42,449	3127804	\$ 510,000	06/22/21	\$ 12.01	Small Wetland Area, Potential Dev Site
70	NW Crn 42nd Ave S & S 368th St	375060-0840	NB	KC	24,835	3117603	\$ 180,000	05/05/21	\$ 7.25	Land Hold
90	228XX Pacific Hwy S	250060-0080	PR-C	DM	76,674	3037596	\$ 4,500,000	03/09/20	\$ 58.69	Future low-income MF development
30	1044 S 348th St	202104-9166	OP	FW	108,021	3036013	\$ 200,000	02/27/20	\$ 1.85	Stream/wetlands on-site. Future development
90	230XX Military Rd S	152204-9059	MCR	KENT	118,919	3026686	\$ 2,794,126	12/18/19	\$ 23.50	Redevelopment to apartments
90	3441 S 229th Pl S	152204-9103	MCR	KENT	13,500	3026687	\$ 195,000	12/18/19	\$ 14.44	Redevelopment to apartments
20	3XXX S 320th St	092104-9160	OP	KC	85,378	3024813	\$ 1,200,000	12/05/19	\$ 14.06	Redevelopment project
20	3014 S 320th St	092104-9187	CBP	KC	91,040	3024471	\$ 1,850,000	12/04/19	\$ 20.32	Redevelopment project
20	3114 S 320th St	092104-9206	CBP	KC	14,670	3024472	\$ 600,000	12/04/19	\$ 40.90	Redevelopment project
20	3XXX S 320th St	092104-9140	CBP	KC	99,317	3024473	\$ 826,500	12/04/19	\$ 8.32	Redevelopment project
20	3001 S 320th St	092104-9316	CBP	KC	414,034	3024474	\$ 1,850,000	12/04/19	\$ 4.47	Redevelopment project, significant wetlands
20	29223 Pacific Hwy S	042104-9007	BC	FW	26,233	3016540	\$ 850,000	10/20/19	\$ 32.40	Redevelopment project, possible office
50	31241 SW Dash Point Rd	122103-9147	PO	FW	134,715	3007924	\$ 75,000	08/26/19	\$ 0.56	Significant SAO, wetlands, stream and topography
40	34010 Pacific Hwy S	202104-9080	BC	FW	64,364	2997197	\$ 725,000	06/28/19	\$ 11.26	Land hold, purchased by neighbor
10	30600 Pacific Hwy S	092104-9121	BC	FW	33,909	2994813	\$ 900,000	06/11/19	\$ 26.54	Land hold
90	23612 Military Rd S	152204-9053	IP	KC	99,088	2992311	\$ 2,550,000	06/05/19	\$ 25.73	Land hold
90	24XXX Pacific Hwy S	212204-9084	MT-C-1	KENT	30,946	2990246	\$ 350,000	05/14/19	\$ 11.31	Potential new development
70	32108 39th Ave S	236800-0040	BN	FW	57,648	2986567	\$ 1,040,000	05/06/19	\$ 18.04	Nursery, Land Hold
70	35810 46th Ave S	375160-4017	NB	KC	99,770	2983400	\$ 980,000	04/17/19	\$ 9.82	Land hold
40	35200 Pacific Hwy S	292104-9048	CE	FW	226,115	2973092	\$ 2,880,000	02/05/19	\$ 12.74	New self-storage facility

Ratio Analysis

- Number of Sales: 92
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 55, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 1,679,300	\$ 1,962,500	85.60%	15.55%	20.40%	1.02%
2022 Value	\$ 1,908,900	\$ 1,962,500	97.30%	15.27%	19.13%	1.01%
Change	\$ 229,600		11.70%	-0.28%	-1.27%	-0.01%
% Change	13.67%		13.67%	-1.80%	-6.23%	-0.98%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,307 excluding specialties properties.

Based on market sales, some properties require deviation from the typical income value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Banks	\$200 - \$375	Per Sq Ft
Commercial Condominium Units	\$160 - \$275	Per Sq Ft
Convenience/Mini-Convenience	\$225 - \$325	Per Sq Ft
Daycare Centers	\$185 - \$250	Per Sq Ft
Medical/Dental	\$160 - \$275	Per Sq Ft
Mobile Home Park	\$75K - \$125K	Per Pad
Office	\$130 - \$275	Per Sq Ft
Retail/Restaurant	\$160 - \$250	Per Sq Ft
Service Garage	\$150 - \$250	Per Sq Ft
Basement (Unfinished/Finished)	\$75 - \$100	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year results in an overall increase of +13.85% from the 2021 assessment. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$3,394,218,958	\$3,864,369,400	\$470,150,442	13.85%

Area 55 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

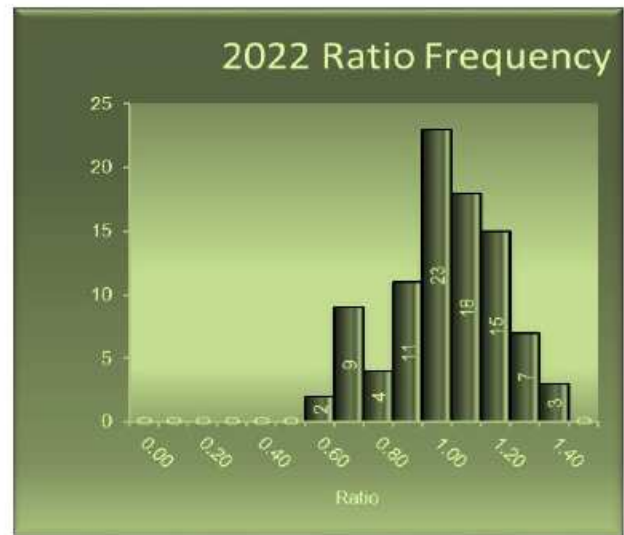
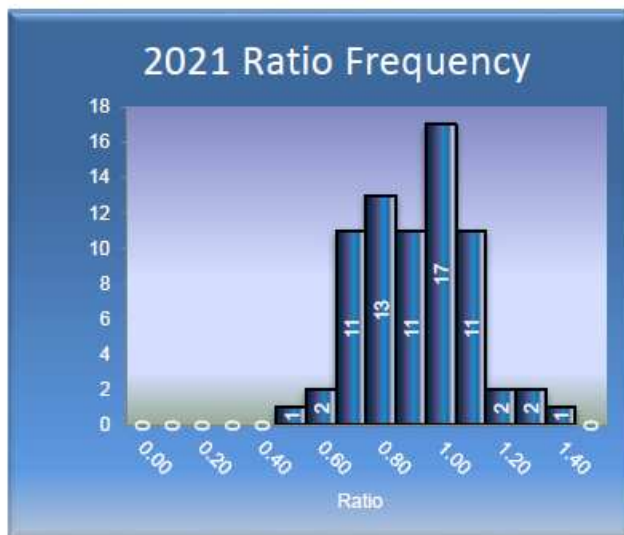
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	92
Mean Assessed Value	1,679,300
Mean Adj. Sales Price	1,962,500
Standard Deviation AV	1,634,760
Standard Deviation SP	1,800,466
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.869
Median Ratio	0.898
Weighted Mean Ratio	0.856
UNIFORMITY	
Lowest ratio	0.4477
Highest ratio:	1.2321
Coefficient of Dispersion	15.55%
Standard Deviation	0.1773
Coefficient of Variation	20.40%
Price Related Differential (PRD)	1.02

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	92
Mean Assessed Value	1,908,900
Mean Sales Price	1,962,500
Standard Deviation AV	1,873,423
Standard Deviation SP	1,800,466
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.983
Median Ratio	0.981
Weighted Mean Ratio	0.973
UNIFORMITY	
Lowest ratio	0.5488
Highest ratio:	1.3535
Coefficient of Dispersion	15.27%
Standard Deviation	
Coefficient of Variation	19.13%
Price Related Differential (PRD)	1.01



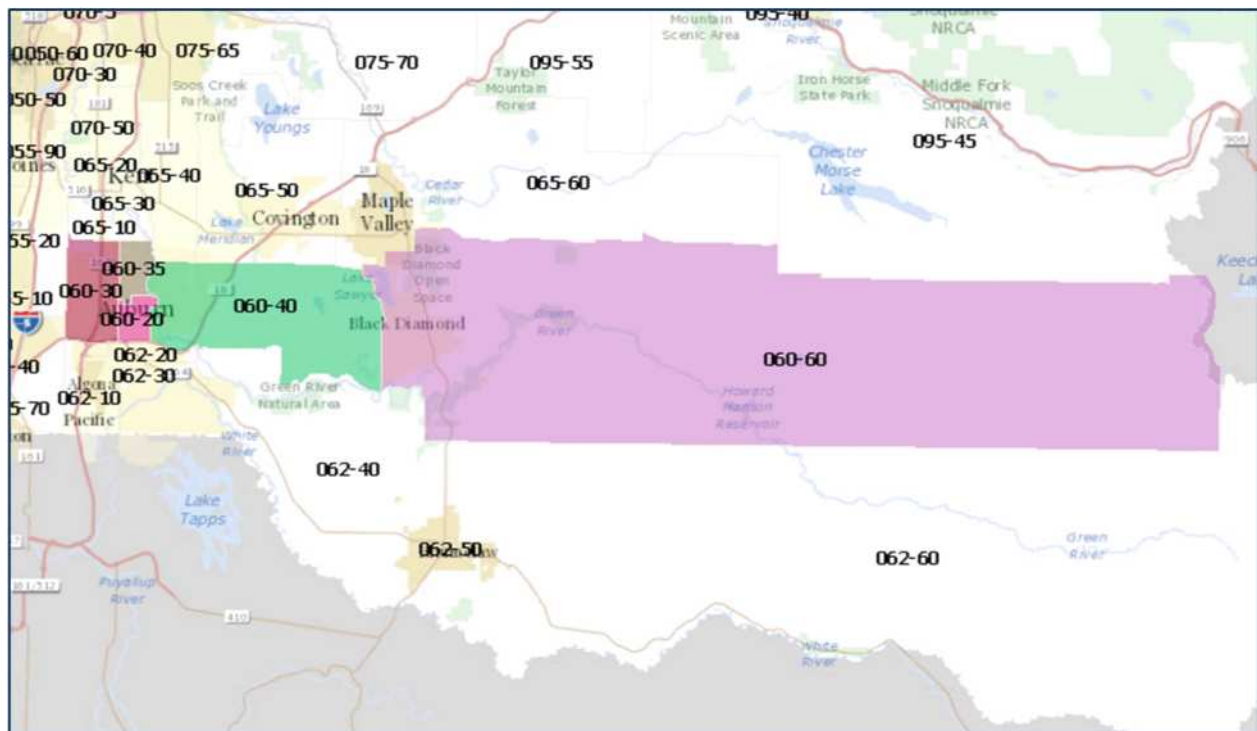
Area 60

Name

- **Area 60:** North Auburn / Black Diamond

Boundaries:

- **North** – The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south to SE 288th Street, then due east to the Black Diamond city limits. It goes along SE 28th Street through a corner of Maple Valley and then along the Kent-Kangley Road to the Cascade Crest.
- **East** - The eastern boundary is the Cascade Crest.
- **South** – The southern Boundary runs west through Flaming Geyser State Park, then follows SE 384th Street until it meets State Highway 18. It follows that highway as it turns west to form the southern boundary.
- **West** - The western boundary is 51st Avenue South.



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
60	30	Emerald Downs	356	1,775	20.06%

Land Value

Overall land values in Area 60 rose by 13.52%. The Geographical area of North Auburn / Black Diamond experienced a change in its land valuation due to added demand for industrial properties and population growth. The total recommended land value for the 2022 assessment year is \$1,019,347,700 and results in an increase from the 2021 assessment of +13.52%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
60-20	\$140,423,000	\$153,026,800	8.98%
60-30	\$286,522,300	\$330,142,200	15.22%
60-35	\$252,390,500	\$284,944,500	12.90%
60-40	\$88,731,100	\$108,350,100	22.11%
60-60	\$129,865,299	\$142,884,100	10.02%
Total	\$897,932,199	\$1,019,347,700	13.52%

Neighborhoods Land Sales

The following is a breakdown of the land sales used. The assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	COMPUTER SOLUTIONS	C1	Retail Store	1	Y
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBORO RV/COUNTRY SQ/MOTOR	C3	Retail(Strip)	1	Y
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	VACANT COMMERCIAL	C3	Vacant(Commercial)	1	Y
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	COPPER GATE APARTMENT SITE	C4	Vacant(Multi-family)	5	Y
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	VACANT LAND	CC	Vacant(Commercial)	1	Y
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y
060	030	352204	9021	393,455	3060587	\$9,578,000	07/31/20	\$24.34	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y

Ratio Analysis

- Number of Sales: 82
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 60 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 1,784,000	\$ 2,281,400	78.20%	20.78%	25.19%	1.05%
2022 Value	\$ 2,054,100	\$ 2,281,400	90.00%	15.54%	20.21%	1.03%
Change	\$ 270,100		11.80%	-5.24%	-4.98%	-0.02%
% Change	15.14%		15.09%	-25.22%	-19.77%	-1.90%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,264 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Converted Single-Family Houses	\$160- \$400	Per Sq Ft
Warehouse Condominium Units	\$200	Per Sq Ft
Daycare Centers	\$110 - \$350	Per Sq Ft
Airport Hangars	\$85 - \$110	Per Sq Ft
Mobile Home Parks	\$60,000- \$100,000	Per Pad

Total Value

Application of the recommended values for the 2022 assessment year results in a total change from the 2021 assessments of +12.91% in Geographic Area 60. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$2,235,178,699	\$2,523,671,000	\$288,492,301	+12.91%

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PRE-REVALUE RATIO ANALYSIS

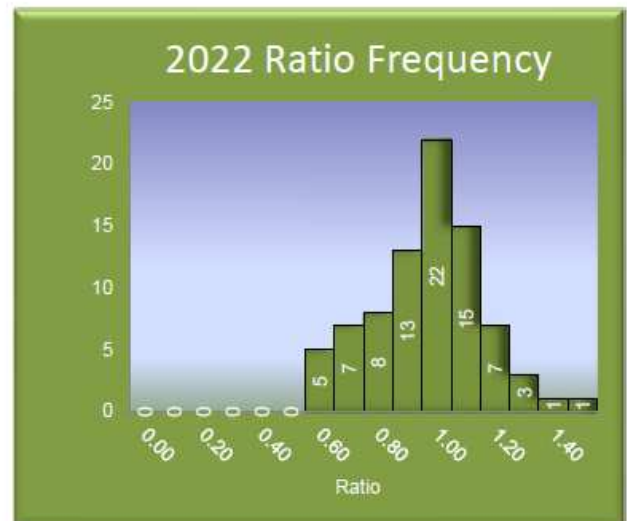
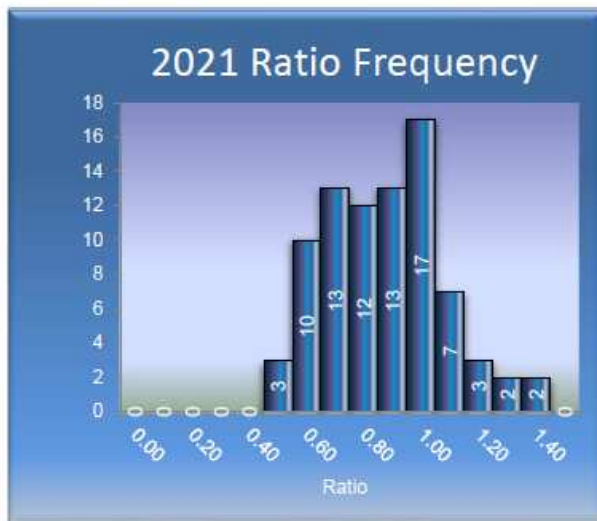
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PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	82
Mean Assessed Value	1,784,000
Mean Adj. Sales Price	2,281,400
Standard Deviation AV	2,419,090
Standard Deviation SP	2,995,639
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.823
Median Ratio	0.824
Weighted Mean Ratio	0.782
UNIFORMITY	
Lowest ratio	0.4158
Highest ratio:	1.3680
Coefficient of Dispersion	20.78%
Standard Deviation	0.2074
Coefficient of Variation	25.19%
Price Related Differential (PRD)	1.05

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	82
Mean Assessed Value	2,054,100
Mean Sales Price	2,281,400
Standard Deviation AV	2,762,322
Standard Deviation SP	2,995,639
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.930
Median Ratio	0.951
Weighted Mean Ratio	0.900
UNIFORMITY	
Lowest ratio	0.5341
Highest ratio:	1.4107
Coefficient of Dispersion	15.54%
Standard Deviation	0.1880
Coefficient of Variation	20.21%
Price Related Differential (PRD)	1.03



Land Value

Overall land values in Area 62 increased by 15.72%. Southeast King County experienced significant land value increases in industrial and multi-family properties. The Kent Valley is a central industrial hub with easy access by truck, plane, or rail. Industrial property in this area remains strong. Likewise, market demand for more affordable housing also affects land sale prices. As housing prices in the Seattle and Bellevue market increase, this places more stress on multi-family properties throughout King County and it was felt in this area as well. Thus, the number of multi-family properties grew. The outlier that exists in the land value increase is neighborhood 40. This neighborhood is primarily comprised of tax-exempt parcels and has been overlooked for some years. This year the Assessor raised those values, so they better reflected the market. The total recommended land value for the 2022 assessment year is \$1,479,710,000.

Below is a table that shows the percentage change in land value by neighborhood. This table includes all properties in Area 62, including government-owned and specialty parcels as noted in the previous paragraph.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
62-10	\$386,666,900	\$434,527,400	12.38%
62-20	\$315,078,600	\$359,656,700	14.15%
62-30	\$225,528,000	\$241,015,100	6.87%
62-40	\$146,844,900	\$220,782,200	50.35%
62-50	\$66,938,700	\$73,976,500	10.51%
62-60	\$137,605,700	\$149,752,100	8.83%
Total	\$1,278,662,800	\$1,479,710,000	15.72%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered for this revalue. The assessor put a significant emphasis on the 24 sales below which occurred in the last three years. These sales were the primary source utilized to establish new assessed land values for each Neighborhood. However, historical sales are also utilized when data is scarce.

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.
010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	IL	6
010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	C-1	1
010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	C-1	1
010	335640	1735	40,000	3127985	\$125,000	06/23/21	\$3.13	C-1	2
010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	C-3	1
010	352104	9076	341,945	2993326	\$4,640,337	06/12/19	\$13.57	IL	3

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.
010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	HC	1
010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	HC	4
020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	C3	2
020	192105	9306	69,614	3089394	\$1,150,000	12/10/20	\$16.52	C1	1
020	232104	9013	192,421	3014370	\$1,287,500	10/08/19	\$6.69	C3	1
020	242104	9068	498,762	3025702	\$9,500,000	12/16/19	\$19.05	M2	1
030	192105	9028	37,700	2969451	\$355,000	01/02/19	\$9.42	C3	1
030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	C3	1
030	331360	0470	76,692	3061065	\$750,000	07/31/20	\$9.78	R20	1
040	352105	9031	17,985	2973439	\$70,000	02/12/19	\$3.89	RA10	1
050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	LI	1
050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	LI	1
050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	CB2	1
060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	RMHP	3
060	192007	9123	104,000	3018271	\$625,000	10/24/19	\$6.01	LI	1
060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	LI	1
060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	R-4	1
060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	MP	4

Ratio Analysis

- Number of Sales Utilized for valuation: 53
- Number of Sales Utilized in ratio study: 52
- Range of Sales Dates: 1/1/2019- 1/31/2022

Below is the ratio study for Area 62, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales	Ratio	COD	COV	PRD
	Value	Price				
2021 Value	\$ 1,897,800	\$ 2,362,600	80.30%	12.81%	18.76%	1.06%
2022 Value	\$ 2,135,100	\$ 2,362,600	90.40%	8.39%	12.45%	1.03%
Change	\$ 237,300		10.10%	-4.42%	-6.31%	-0.03%
% Change	12.50%		12.58%	-34.50%	-33.64%	-2.83%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 713 excluding specialties.

Commercial Condominium units, Day Care centers, Mobile Home Parks, and a number of other properties were typically valued by the sales comparison approach as sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Market Value Used in Area 62 for 2022 Revalue		
Use	Value Range	Unit of Measure
Office Condos	\$165-\$200	Per Sq Ft
Daycares	\$200-\$250	Per Sq Ft
Converted SFR	\$175-\$325	Per Sq Ft
Warehouse Condos	\$100-\$150	Per Sq Ft
Mobile Home Park	\$40,000 to \$125,000	Price per pad

Total Value

Application of the recommended values for the 2022 assessment year of Area 62 results in a total change from the 2021 assessments of +16.14%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$1,812,146,500	\$2,104,642,600	\$292,496,100	16.14%

Area 62 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

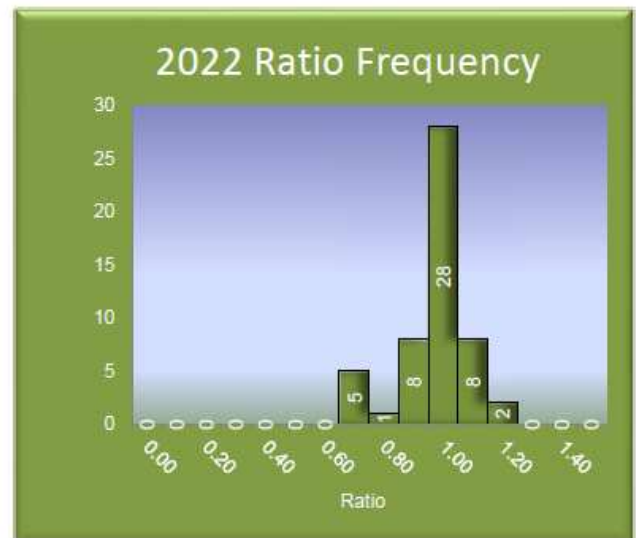
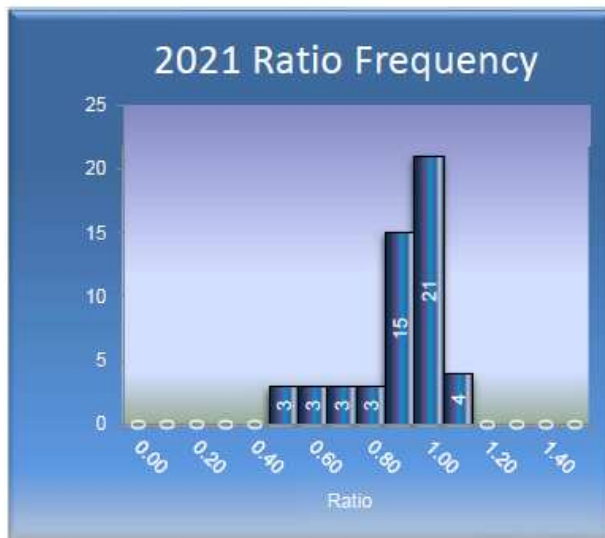
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	52
<i>Mean Assessed Value</i>	1,897,800
<i>Mean Adj. Sales Price</i>	2,362,600
<i>Standard Deviation AV</i>	2,008,643
<i>Standard Deviation SP</i>	2,766,978
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.853
<i>Median Ratio</i>	0.898
<i>Weighted Mean Ratio</i>	0.803
UNIFORMITY	
<i>Lowest ratio</i>	0.4310
<i>Highest ratio:</i>	1.0735
<i>Coefficient of Dispersion</i>	12.81%
<i>Standard Deviation</i>	0.1600
<i>Coefficient of Variation</i>	18.76%
<i>Price Related Differential (PRD)</i>	1.06

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	52
<i>Mean Assessed Value</i>	2,135,100
<i>Mean Sales Price</i>	2,362,600
<i>Standard Deviation AV</i>	2,325,003
<i>Standard Deviation SP</i>	2,766,978
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.930
<i>Median Ratio</i>	0.960
<i>Weighted Mean Ratio</i>	0.904
UNIFORMITY	
<i>Lowest ratio</i>	0.6256
<i>Highest ratio:</i>	1.1211
<i>Coefficient of Dispersion</i>	8.39%
<i>Standard Deviation</i>	0.1157
<i>Coefficient of Variation</i>	12.45%
<i>Price Related Differential (PRD)</i>	1.03



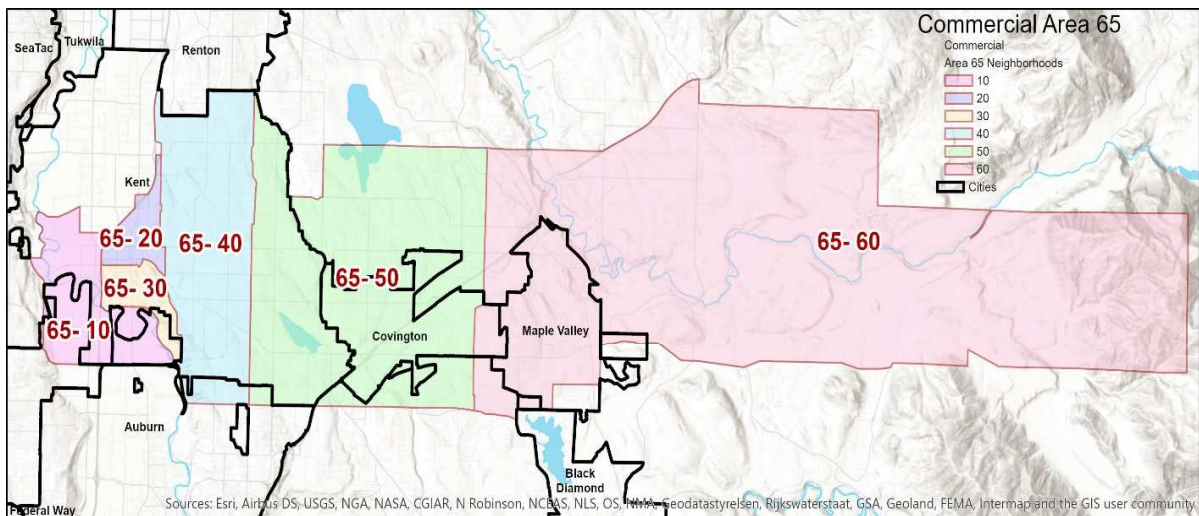
Area 65

Name or Designation

- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County

Boundaries:

- **North** – SE 192nd St and SE 216
- **South** – The Green River and Hwy 169
- **East** - King / Kittitas County Line
- **West** - Kent-Des Moines Rd and State Route 167



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
65	60	Maple Valley	277	1,515	18.28%

Land Value

Overall land values in Area 65 increased by 4.49%. The Geographical area of Kent, particularly Kent Valley, experienced the most significant change in its land valuation due to demand for commercial development from institutional investors. The total recommended land value for the 2022 assessment year is \$2,548,841,700, which increased from the 2021 assessment by +4.49%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
65-10	\$526,661,500	\$559,399,100	6.22%
65-20	\$291,974,700	\$314,313,900	7.65%
65-30	\$162,862,200	\$174,882,100	7.38%
65-40	\$595,148,600	\$628,616,100	5.62%
65-50	\$495,762,400	\$503,254,400	1.51%
65-60	\$366,897,300	\$368,376,100	0.40%
Total	\$2,439,306,700	\$2,548,841,700	4.49%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales the primary method of establishing new assessed land values for each Neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Par. Ct.	Ver. Cod	Remarks
065	010	232204	9014	6,534	3006228	\$11,000	08/14/19	\$1.68	VACANT SFR	SR-1	Vacant(Single-family)	1	Y	
065	010	346280	0075	206,100	2981566	\$4,972,084	04/10/19	\$24.12	AGRICULTURAL LAND	M1	Vacant(Industrial)	1	Y	
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y	
065	020	132204	9001	58,358	3012742	\$1,590,000	09/26/19	\$27.25	VACANT LAND	M1-C	Single Family(C/I Zone)	2	Y	
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47	VACANT INDUSTRIAL LAND	MR-G	Vacant(Multi-Family)	1	Y	
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66	VACANT MFR LAND	DCE	Vacant(Commercial)	2	Y	
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30	VACANT	DCE	Vacant(Commercial)	2	Y	
065	040	162205	9113	174,240	3026577	\$4,500,000	12/18/19	\$25.83	KENT EAST HILL NURSERY	NCC	Greenhouse/Nrsry/Hort Svc	1	Y	
065	040	202205	9061	191,046	2991331	\$1,730,260	05/29/19	\$9.06	VACANT LAND	CC-MU	Vacant(Commercial)	1	Y	
065	040	202205	9061	191,046	2991332	\$1,958,857	05/29/19	\$10.25	VACANT LAND	CC-MU	Vacant(Commercial)	1	Y	
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35	vacant	CC-MU	Vacant(Multi-Family)	1	Y	
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y	
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y	
065	050	202206	9011	280,447	3005123	\$500,000	08/14/19	\$1.78	Vacant Land for future Tilt-up	RA-5	Vacant(Industrial)	1	Y	
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22	VACANT LAND	CC	Vacant(Commercial)	1	Y	
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92	VACANT	CC	Vacant(Commercial)	1	Y	
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97	VACANT LAND	MR-G	Vacant(Multi-Family)	1	Y	
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY	R6	Vacant(Single-family)	4	Y	
065	050	302206	9014	666,686	3006046	\$4,250,000	08/20/19	\$6.37	VACANT LAND / TEAR DOWN (SPLIT ZONE)	MC	Vacant(Commercial)	1	Y	
065	050	352205	9019	491,356	3012867	\$2,999,900	09/18/19	\$6.11	VACANT LAND	I	Vacant(Commercial)	1	Y	
065	050	362205	9024	25,262	3015199	\$212,000	10/09/19	\$8.39	VACANT LAND	MHO	Vacant(Commercial)	1	Y	
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	Vacant(Commercial)	1	Y	
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03	VACANT LAND	REC	Vacant(Commercial)	2	Y	
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	Mining/Quarry/Ore Processing	2	Y	



Ratio Analysis

- Number of Sales: 73
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 65, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 2,452,500	\$ 3,034,400	80.80%	17.94%	25.62%	1.04%
2022 Value	\$ 2,875,800	\$ 3,034,400	94.80%	6.03%	8.43%	1.02%
Change	\$ 423,300		14.00%	-11.91%	-17.19%	-0.02%
% Change	17.26%		17.33%	-66.39%	-67.10%	-1.92%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 978 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Sale Price Unit Value Ranges		
Use	Value Range	Unit of Measure
Daycares	\$185 - \$250	Per Sq Ft
Converted SFR	\$130 - \$320	Per Sq Ft
Offices / Retail < 4,000 SqFt	\$130 - \$320	Per Sq Ft
Mobile Home Park	\$80,000 to \$113,000	Price per pad

Total Value

Application of the recommended values for the 2022 assessment year of Area 65 results in a total change from the 2021 assessments of 9.27% in Geographic Area 65. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$ 3,126,588,900	\$ 3,416,517,500	\$289,928,600	9.27%

Area 65 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

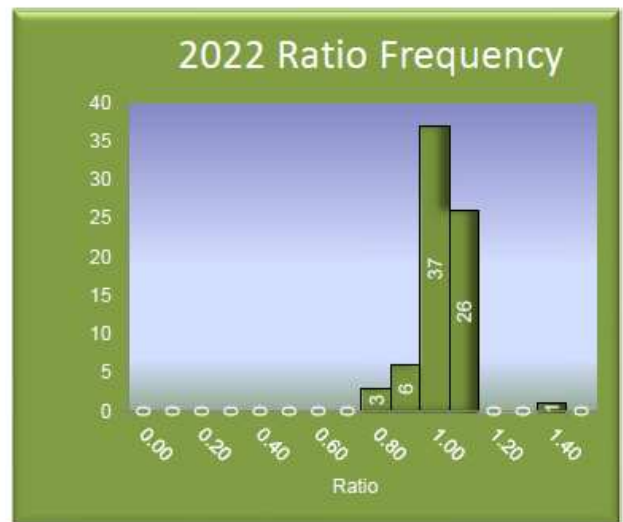
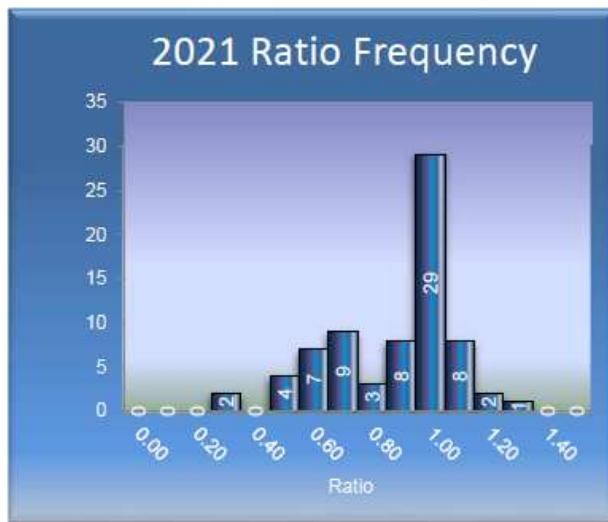
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	73
<i>Mean Assessed Value</i>	2,452,500
<i>Mean Adj. Sales Price</i>	3,034,400
<i>Standard Deviation AV</i>	3,625,697
<i>Standard Deviation SP</i>	4,207,549
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.840
<i>Median Ratio</i>	0.926
<i>Weighted Mean Ratio</i>	0.808
UNIFORMITY	
<i>Lowest ratio</i>	0.2401
<i>Highest ratio:</i>	1.2465
<i>Coefficient of Dispersion</i>	17.94%
<i>Standard Deviation</i>	0.2152
<i>Coefficient of Variation</i>	25.62%
<i>Price Related Differential (PRD)</i>	1.04

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	73
<i>Mean Assessed Value</i>	2,875,800
<i>Mean Sales Price</i>	3,034,400
<i>Standard Deviation AV</i>	3,949,718
<i>Standard Deviation SP</i>	4,207,549
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.967
<i>Median Ratio</i>	0.979
<i>Weighted Mean Ratio</i>	0.948
UNIFORMITY	
<i>Lowest ratio</i>	0.7450
<i>Highest ratio:</i>	1.3132
<i>Coefficient of Dispersion</i>	6.03%
<i>Standard Deviation</i>	0.0816
<i>Coefficient of Variation</i>	8.43%
<i>Price Related Differential (PRD)</i>	1.02



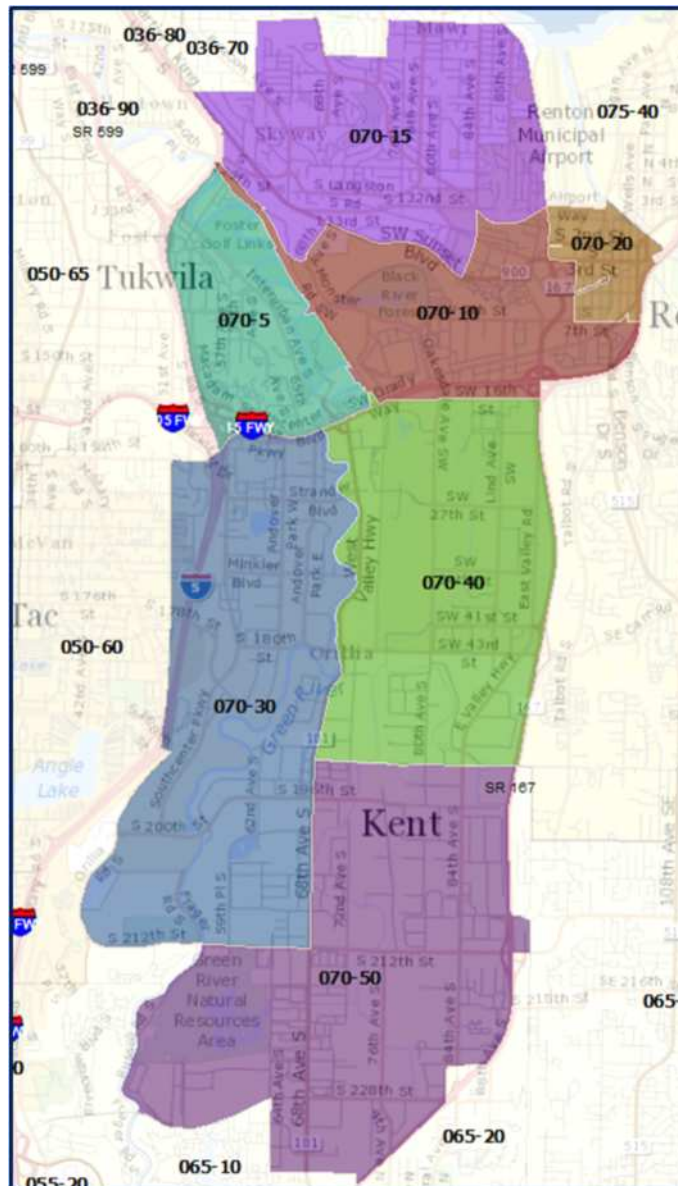
Area 70

Name

- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter, and North Kent Valley

Boundaries:

- **North** – South 112th Street, Skyway
- **South** – South 236th Street, Kent
- **East** - SR 167
- **West** – Interstate 5



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
70	30	NE Tukwila/SW Renton	341	2,052	16.62%

Land Value

Overall land values in Area 70 increased by 18.92%. The Geographical area made up of Skyway, the Renton CBD, SW Renton, Tukwila Southcenter, and the North Kent Valley experienced a significant change due to demand for industrially zoned land. The total recommended land value for the 2022 assessment year is \$6,754,175,222, increasing from the 2021 assessment by +18.92%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
70-5	\$ 183,639,500	\$ 201,183,400	9.55%
70-10	\$ 670,813,500.00	\$ 773,352,000	15.29%
70-15	\$ 164,814,300	\$ 171,952,500	4.33%
70-20	\$ 229,741,300	\$ 243,377,500	5.94%
70-30	\$ 1,599,326,856	\$ 1,844,345,956	15.32%
70-40	\$ 1,199,489,900	\$ 1,360,356,400	13.41%
70-50	\$ 1,631,984,266	\$ 2,159,607,466	32.33%
Total	\$5,679,809,622	\$6,754,175,222	18.92%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	Office Building	1	Y
070	005	336590	0830	73,500	3027322	\$3,000,000	12/17/19	\$40.82	Horizon Ford Office	RCM	Office Building	4	Y
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEAR	C/LI	Single Family(C/I Zone)	5	Y
070	010	242304	9061	27,175	3166461	\$1,450,000	12/21/21	\$53.36	GUY'S R.V. STORAGE	IM	Mini Warehouse	1	Y
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	Vacant(Multi-family)	1	Y
070	015	217200	0685	55,860	3140684	\$260,000	08/19/21	\$4.65	VACANT MFR LAND	R24	Vacant(Multi-family)	1	Y
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	Church/Welfare/Relig Svc	2	Y
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	Vacant(Commercial)	2	Y
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4-Plex	4	Y
070	020	722950	0064	5,152	3108460	\$204,000	03/26/21	\$39.60	VACANT COMMERCIAL LAND	CA	Vacant(Commercial)	1	Y
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	Vacant(Multi-family)	2	Y
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	Parking(Assoc)	1	Y
070	030	022204	9075	2,466,993	3029337	\$60,000,000	01/08/20	\$24.32	VACANT LAND	M1	Vacant(Industrial)	14	Y
070	030	022300	0045	49,535	3006254	\$3,500,000	08/20/19	\$70.66	Vacant Retail Building	TUC-TOD	Retail Store	1	Y
070	030	022340	0070	140,205	2969048	\$6,200,000	01/04/19	\$44.22	FUTURE ELEMENT HOTEL	TUC-TOD	Vacant(Commercial)	1	Y
070	030	352304	9061	260,436	3159666	\$20,400,000	11/19/21	\$78.33	ACT III THEATER	TUC-WP	Movie Theater	1	Y
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	Warehouse	1	Y
070	040	252304	9007	64,445	3000199	\$1,750,000	07/10/19	\$27.15	The Chateau Event Center	TUC-TOD	Restaurant/Lounge	1	Y
070	040	252304	9027	17,832	3026664	\$395,000	12/09/19	\$22.15	SFR ON COMMERCIAL LAND	TUC-TOD	Single Family(C/I Zone)	2	Y
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	Vacant(Industrial)	1	Y
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	NW LANDSCAPING SERVICES	M2	Warehouse	1	Y
070	050	112204	9065	353,707	3115209	\$10,300,000	04/30/21	\$29.12	KOA CAMPGROUND	I1	Campground	1	Y
070	050	142204	9001	690,426	3088617	\$24,600,000	12/11/20	\$35.63	RECREATIONAL EQUIPMENT INC	M1	Office Building	1	Y
070	050	142204	9025	66,412	2969129	\$1,250,000	01/02/19	\$18.82	Vacant Land	M1	Vacant(Industrial)	1	Y
070	050	631500	0040	530,454	3077510	\$23,577,000	10/16/20	\$44.45	SAWDUST SUPPLY	M3	Industrial(Light)	2	Y
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	SFR ON INDUSTRIAL ZONED LAND	M1-C	Single Family(C/I Zone)	1	Y
070	050	775980	0030	34,213	3137295	\$637,500	07/21/21	\$18.63	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y

Ratio Analysis

- Number of Sales: 94
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 70, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 4,662,800	\$ 5,584,900	83.50%	17.05%	24.50%	1.04%
2022 Value	\$ 5,421,900	\$ 5,584,900	97.10%	13.25%	19.23%	1.02%
Change	\$ 759,100		13.60%	-3.80%	-5.27%	-0.02%
% Change	16.28%		16.29%	-22.29%	-21.51%	-1.92%

*COD is a measure of uniformity, and lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,248 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Sale Price Unit Value Ranges			
Use	Range		Unit of Measure
Dental Office - Small	\$271	\$350	Per Sq Ft
Mobile Home Parks	\$45,000	\$70,000	Per Pad
Office Buildings - Small	\$160	\$475	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year of Area 70 results in a total change from the 2021 assessments of +11.87%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$ 6,168,267,572	\$ 6,900,180,062	\$731,912,490	11.87%

Area 70 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

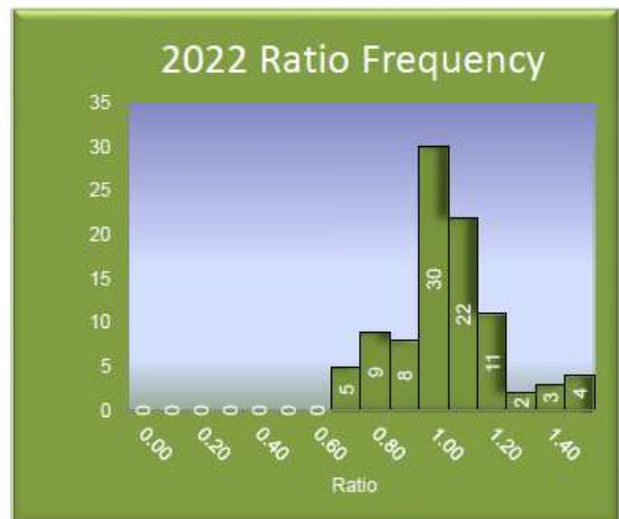
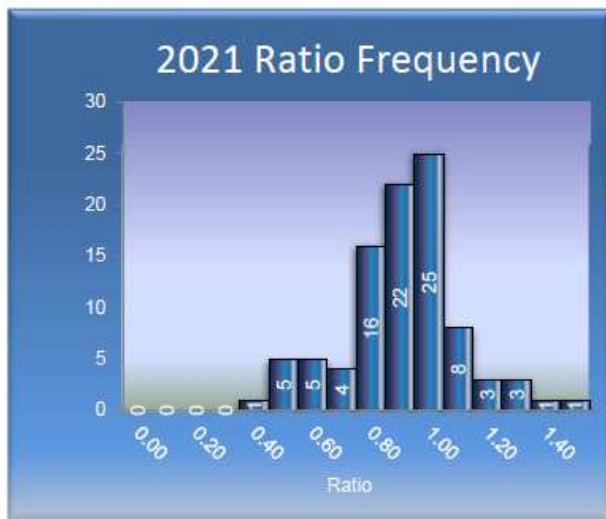
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	94
<i>Mean Assessed Value</i>	4,662,800
<i>Mean Adj. Sales Price</i>	5,584,900
<i>Standard Deviation AV</i>	4,330,619
<i>Standard Deviation SP</i>	5,529,200
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.866
<i>Median Ratio</i>	0.884
<i>Weighted Mean Ratio</i>	0.835
UNIFORMITY	
<i>Lowest ratio</i>	0.3837
<i>Highest ratio:</i>	1.7944
<i>Coefficient of Dispersion</i>	17.05%
<i>Standard Deviation</i>	0.2121
<i>Coefficient of Variation</i>	24.50%
<i>Price Related Differential (PRD)</i>	1.04

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	94
<i>Mean Assessed Value</i>	5,421,900
<i>Mean Sales Price</i>	5,584,900
<i>Standard Deviation AV</i>	5,248,013
<i>Standard Deviation SP</i>	5,529,200
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.994
<i>Median Ratio</i>	0.989
<i>Weighted Mean Ratio</i>	0.971
UNIFORMITY	
<i>Lowest ratio</i>	0.6166
<i>Highest ratio:</i>	1.6301
<i>Coefficient of Dispersion</i>	13.25%
<i>Standard Deviation</i>	0.1912
<i>Coefficient of Variation</i>	19.23%
<i>Price Related Differential (PRD)</i>	1.02



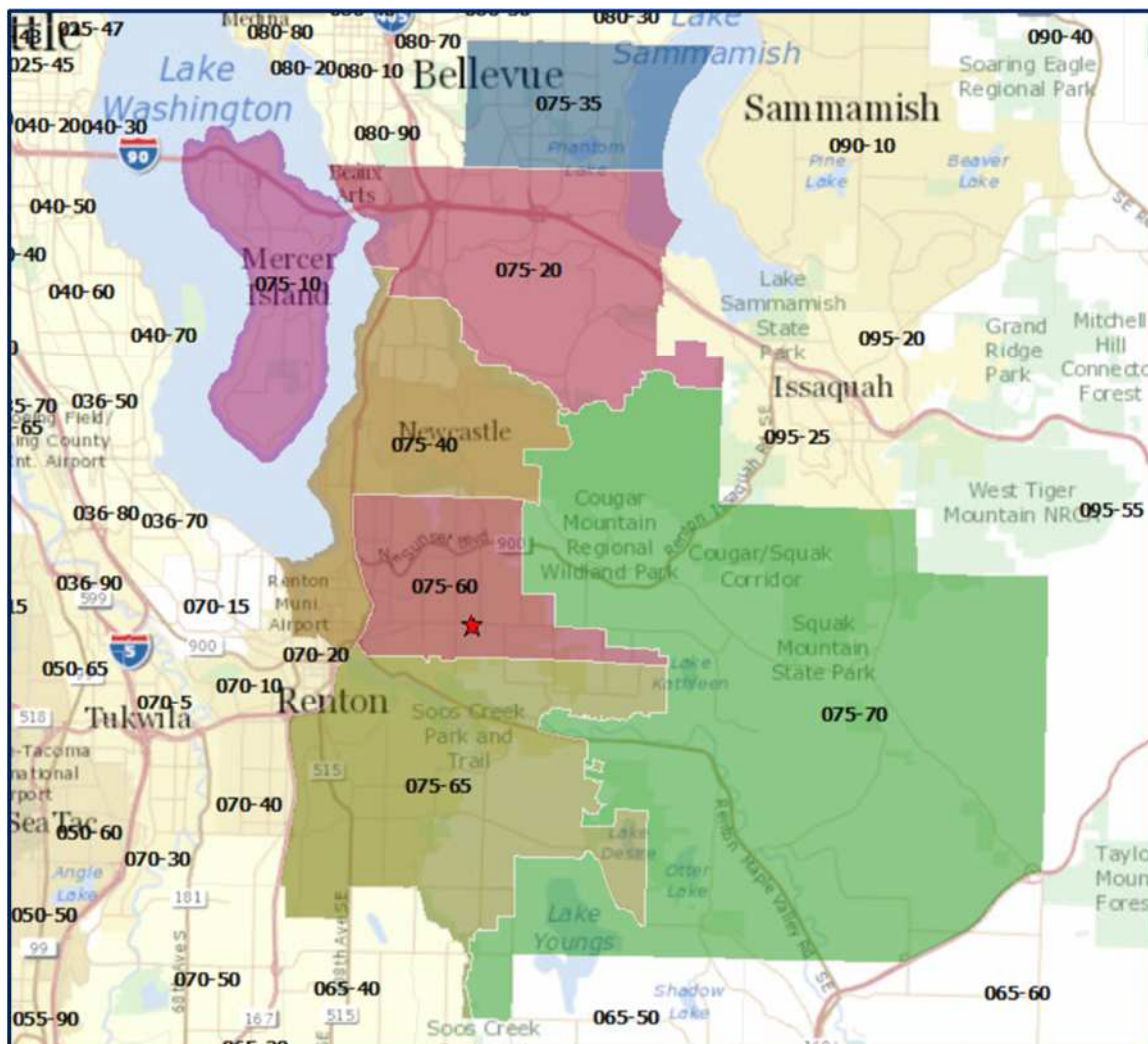
Area 75

Name

- **Area 75:** SE Lake Washington

Boundaries:

- **North** – SE 24th St to 132nd Ave NE to NE 8th St in Bellevue
- **South** – S 200th St and SE 208th Street
- **East-West** Lake Sammamish Parkway north of I-90 and Issaquah Hobart Rd SE to the south
- **West** - Mercer Island and Lake Washington, Bryn Mawr – Skyway, SR 167



Physical Inspection

Geo	NBHD	Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
75	20	Bellevue (Eastgate and Factoria)	484	1556	31.11%

Land Value

Overall land values in Area 75 increased by +11.04%. The Geographical area of SE Lake Washington experienced a change in its land valuation due to recent sales activity and equalization of values. The total recommended land value for the 2022 assessment year is \$6,147,733,980, an increase of +11.04%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
75-10	\$961,278,950	\$1,102,497,800	14.69%
75-20	\$1,624,366,495	\$1,761,408,695	8.44%
75-35	\$444,142,400	\$474,919,300	6.93%
75-40	\$1,107,060,600	\$1,275,037,185	15.17%
75-60	\$499,888,400	\$565,326,700	13.09%
75-65	\$801,598,300	\$856,243,000	6.82%
75-70	\$98,126,100	\$112,301,300	14.45%
Total	\$5,536,461,245	\$6,147,733,980	11.04%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	010	531510	1445	44,006	3008476	\$12,000,000	08/30/19	\$272.69	TABIT SQUARE	TC	Retail Store	2	Y	
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant (Fast Food)	1	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUNT)	TC	Service Building	4	Y	
075	020	220150	1413	74,343	3050166	\$6,100,000	06/04/20	\$82.05	VEHICLE EMISSION	NMU	Service Building	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GIERSCHE LAW OFFICE	O	Office Building	1	Y	
075	020	092405	9142	13,800	3095182	\$2,770,000	01/20/21	\$200.72	Fast Formula 1	CB	Mini Lube	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	Vacant (Commercial)	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	Vacant (Commercial)	1	Y	
075	040	082305	9191	336,992	3026830	\$13,500,000	12/19/19	\$40.06	PUGET SOUND ENERGY-OPERATING PROPERTY	UC	Right of Way/Utility, Road	1	Y	
075	040	088661	0010	596,013	3027876	\$27,500,000	12/30/19	\$46.14	VACANT COMMERCIAL LAND	UC	Vacant (Commercial)	1	Y	
075	040	088661	0070	220,673	3025724	\$10,000,000	12/12/19	\$45.32	VACANT COMMERCIAL LAND	UC	Office Building	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	Vacant (Commercial)	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	Parking (Assoc)	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTER (ASSOC W/1405)	CV	Shopping Ctr(Nghbrhood)	5	Y	
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Use Development)	CA	Single Family(Res Use/Zone)	1	Y	
075	065	292305	9017	60,669	3005140	\$2,670,000	08/14/19	\$44.01	Tear Down - Former KC FIRE DEPARTMENT HQ	CA	Service Building	2	Y	
075	065	292305	9110	11,918	3005139	\$1,049,000	08/14/19	\$88.02	WEST AND SONS TOWING	CA	Service Building	1	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	Vacant(Commercial)	1	Y	
075	070	165650	0045	22,808	3157393	\$455,000	11/05/21	\$19.95	RESIDENCE	NB	Vacant(Commercial)	1	Y	

Ratio Analysis

- Number of Sales: 49
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 75, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 5,146,900	\$ 6,600,300	78.00%	13.57%	19.84%	1.12%
2022 Value	\$ 6,255,400	\$ 6,600,300	94.80%	9.10%	11.40%	1.02%
Change	\$ 1,108,500		16.80%	-4.47%	-8.44%	-0.10%
% Change	21.54%		21.54%	-32.94%	-42.54%	-8.93%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,169 excluding specialties.

Commercial condominium units, SFRs used for commercial purposes, and numerous other properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific Neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$175 - \$325	Per Sq Ft
Commercial Condominium Units	\$80- \$450	Per Sq Ft
Daycare Centers	\$235 - \$400	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data.

Total Value

Application of the recommended values for the 2022 assessment year of Area 75 results in a total change from the 2021 assessments of +12.55%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$5,495,458,600	\$6,185,009,309	\$689,550,700	12.55%

Area 75 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

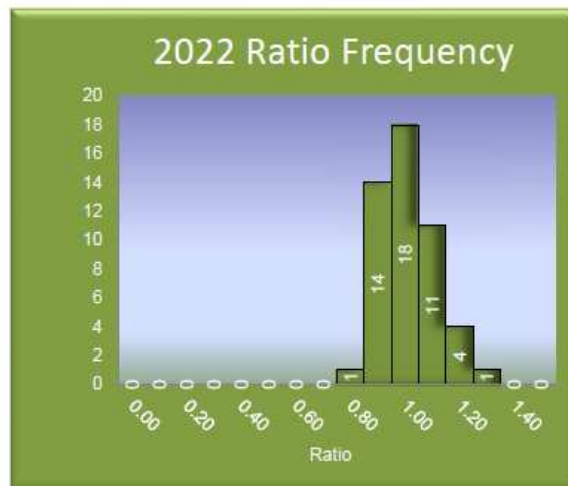
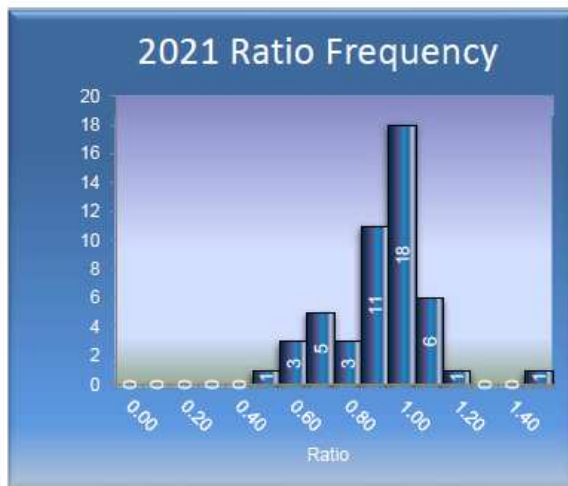
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	49
Mean Assessed Value	5,146,900
Mean Adj. Sales Price	6,600,300
Standard Deviation AV	8,053,797
Standard Deviation SP	12,644,344
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.876
Median Ratio	0.924
Weighted Mean Ratio	0.780
UNIFORMITY	
Lowest ratio	0.4824
Highest ratio:	1.4309
Coefficient of Dispersion	13.57%
Standard Deviation	0.1737
Coefficient of Variation	19.84%
Price Related Differential (PRD)	1.12

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	49
Mean Assessed Value	6,255,400
Mean Sales Price	6,600,300
Standard Deviation AV	11,474,434
Standard Deviation SP	12,644,344
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.970
Median Ratio	0.956
Weighted Mean Ratio	0.948
UNIFORMITY	
Lowest ratio	0.7627
Highest ratio:	1.2706
Coefficient of Dispersion	9.10%
Standard Deviation	0.1106
Coefficient of Variation	11.40%
Price Related Differential (PRD)	1.02



South Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated following the findings of the physical inspection. Below is a list of the South Crew's number of physically inspected parcels for the 2022 assessment year. Inspections comprised 2,401 parcels, or approximately 19.44% of the 12,349 total parcels located in the South Crew (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	30	Downtown Burien	289	1,802	16.04%
55	40	South Federal Way	333	1,890	17.62%
60	30	Emerald Downs	356	1,775	20.06%
62	40	Enumclaw Plateau	321	1,759	18.25%
65	60	Maple Valley	277	1,515	18.28%
70	30	NE Tukwila/SW Renton	341	2,052	16.62%
75	20	NE Tukwila / SW Renton	484	1,556	31.11%
South Crew Physical Inspection Totals			2,401	12,349	19.44%

Conclusion

The total assessed value for the South Crew for the 2021 assessment year was \$27,006,979,479 and the total recommended assessed value for the 2022 assessment year is \$30,314,314,471. Application of these recommended values for the 2022 assessment year results in an average total change from the 2021 assessment of +12.25%.

South Crew Change in Total Assessed Value				
Geo Area	2021 Total Value	2022 Total Value	\$ Change	% Change
50	\$4,775,120,250	\$5,319,924,600	\$544,804,350	11.41%
55	\$3,394,218,958	\$3,864,369,400	\$470,150,442	13.85%
60	\$2,235,178,699	\$2,523,671,000	\$288,492,301	12.91%
62	\$1,812,146,500	\$2,104,642,600	\$292,496,100	16.14%
65	\$3,126,588,900	\$3,416,517,500	\$289,928,600	9.27%
70	\$6,168,267,572	\$6,900,180,062	\$731,912,490	11.87%
75	\$5,495,458,600	\$6,185,009,309	\$689,550,709	12.55%
Total	\$27,006,979,479	\$30,314,314,471	\$3,307,334,992	12.25%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the King County Assessor and other county and state agencies or departments to administer or confirm ad valorem property taxes. The appraiser does not intend use of this report by others for other purposes. The use of this appraisal, analyses, and conclusions is limited to the administration of ad valorem property taxes per Washington State law. As such, it is written in a concise form to minimize paperwork. The Assessor intends that this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report stated in USPAP Standards 5 and 6. To fully understand this report, the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan, and the statutes.

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

An assessment may not be determined by a method that assumes a land usage or highest and best use is not permitted. That property is 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 based on its highest and best use for assessment purposes. The highest and best use is the most profitable, likely use to which a property can be put. It is the use that will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be considered, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing the property at its highest and best use.

If a property is particularly adapted to some particular use, this fact may be considered 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 property owner 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 the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight 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 tax levy up to August 31 of each year. The assessed valuation of the property shall be considered as of July 31 of that year.

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

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.

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 US 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

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

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. The 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. The appraiser has done no engineering survey. 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 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 that may or may not be present on or near the property. The existence of such substances may affect 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 the Assessor's value.
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. However, 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 that 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 per 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 report's body); however, few received interior inspections due to lack of access and time.

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. We did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments because of legal limitations. Disclosure of interior 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 within 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 report's body.

Certification:

We certify that to the best of our 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the appraisal team and provided significant real property appraisal assistance.
- The following services were performed by the South Crew within the subject areas in the last year:

- Annual Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

	6/2/22
Ryan Jimenez, Commercial Appraiser II	Date
	6/07/2022
Scott Mar, Commercial Appraiser II	Date
	6/6/2022
Robert Rosenberger, Commercial Appraiser II	Date
	6/6/2022
Mary Guballa, Commercial Appraiser II	Date
	6/2/22
Angela Hegedus, Commercial Appraiser I	Date
	6/3/2022
Valerie Dreas, Commercial Appraiser II	Date
	6/2/22
Trevor Swedberg, Commercial Appraiser II	Date



King County

Department of Assessments

King Street Center

201 S. Jackson Street, KSC-AS-0708

Seattle, WA 98104

(206) 296-7300

FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2022 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, 2022 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

South District

2022 Assessment Year



Department of Assessments

Improvement Sales for Area 050 with Sales Used

03/31/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	092304	9172	3,040	2980201	\$480,000	03/27/19	\$157.89	Soap Box Laundry	CC-2	Apartment(Mixe	1	Y	
050	015	172304	9036	5,018	3099704	\$550,000	02/17/21	\$109.61	Adorable Pet Lodge	AI-2	Vet/Animal Cont	1	Y	
050	015	172304	9070	0	3011108	\$155,000	09/17/19	\$0.00	Vacant Land (mobile on site)	AI-2	Mobile Home	1	Y	
050	015	212304	9036	41,025	3021860	\$8,050,000	11/04/19	\$196.22	Puget Sound Energy	I	Warehouse	1	Y	
050	020	122800	0080	7,700	3113261	\$910,000	04/23/21	\$118.18	Vacant - formerly Crossfit Burien (Econ U	CC-1	Health Club	2	Y	
050	020	122800	0147	3,938	3035084	\$680,000	02/18/20	\$172.68	Economic Unit w/ -0148	CC-1	Warehouse	2	Y	
050	020	144640	0125	2,588	3092709	\$600,000	01/01/21	\$231.84	Highline Veterinary Hospital	O	Vet/Animal Cont	1	Y	
050	020	144640	0350	9,464	3041141	\$950,000	03/20/20	\$100.38	Wah Kue Cafe (Primary Parcel)	CR	Restaurant/Loun	2	Y	
050	020	172304	9631	5,958	3162568	\$1,200,000	12/03/21	\$201.41	Discount Tire Store	CR	Retail Store	1	Y	
050	020	297080	0175	3,963	3085968	\$1,608,300	11/23/20	\$405.83	Huckleberry Square	CC-1	Restaurant/Loun	4	69	Net Lease Sale; not in ratio
050	020	374460	0810	2,160	3102262	\$1,625,000	02/25/21	\$752.31	MOBIL FOOD MART	CI	Conv Store with	1	Y	
050	020	433060	0005	1,567	3142485	\$700,000	08/23/21	\$446.71	Total Image	CR	Retail Store	1	Y	
050	020	433140	0055	4,168	3156652	\$300,000	10/29/21	\$71.98	Mission Baptist Church	O	Church/Welfare	2	Y	
050	020	433140	0220	3,696	3043477	\$700,000	04/13/20	\$189.39	Mixed-use Office	O	Apartment(Mixe	1	Y	
050	020	690220	0010	1,824	2993937	\$400,000	06/10/19	\$219.30	Burien Frame & Wheel Alignment	CC-1	Service Building	1	Y	
050	020	752000	0626	4,620	3006580	\$900,000	08/14/19	\$194.81	Storage Garage with SFR and ADU	RS-7200	Duplex	1	Y	
050	020	752000	0630	1,472	3017048	\$482,800	10/04/19	\$327.99	Seattle Gospel Hall	RS-7200	Church/Welfare	1	Y	
050	020	752000	0630	1,472	3040264	\$520,000	03/26/20	\$353.26	Seattle Gospel Hall	RS-7200	Church/Welfare	1	Y	
050	030	122000	0715	4,178	3032269	\$892,500	01/24/20	\$213.62	The Point Restaurant	DC	Restaurant/Loun	1	Y	
050	030	122000	0835	2,400	3027089	\$420,000	12/17/19	\$175.00	Offices	DC	Office Building	1	Y	
050	030	122000	0875	6,640	3043447	\$1,800,000	04/16/20	\$271.08	Auto Paint Specialty	CC-1	Retail Store	1	Y	
050	030	122100	0115	5,760	2970205	\$900,000	01/08/19	\$156.25	Benjamin Moore Paint	DC	Retail Store	1	Y	
050	030	122100	0215	7,000	3103308	\$825,000	03/05/21	\$117.86	Mills Music & The Jungle Gym	DC	Retail Store	1	Y	
050	030	122100	0325	2,628	3104655	\$480,000	03/09/21	\$182.65	Retail & Dog Grooming	DC	Retail Store	1	Y	
050	030	122100	0730	1,730	3097501	\$460,000	01/27/21	\$265.90	Dental Clinic	RM-24	Medical/Dental	1	Y	
050	030	122200	0020	4,592	3077431	\$925,000	10/16/20	\$201.44	Office Building	RM-24	Office Building	1	Y	
050	030	189940	0030	12,101	3104105	\$2,600,000	03/08/21	\$214.86	Fix Auto Burien	DC	Service Building	1	Y	
050	030	189940	0120	10,348	3065767	\$2,400,000	08/27/20	\$231.93	Printcom (economic unit w/ -0125)	CC-1	Warehouse	3	Y	
050	030	189940	0485	7,560	3149511	\$950,000	09/29/21	\$125.66	Retail - Dog Daycare	SPA-1	Retail Store	1	Y	
050	030	192304	9101	34,008	3025962	\$9,300,000	12/17/19	\$273.47	Grocery Outlet & Dollar Store	DC	Retail(Discount)	1	Y	
050	030	192304	9172	1,680	3139909	\$475,000	08/06/21	\$282.74	Frame & Save	DC	Retail Store	1	Y	
050	030	192304	9258	4,805	3169676	\$1,150,000	12/28/21	\$239.33	Spine & support Rehab	DC	Medical/Dental	2	Y	
050	030	192304	9261	2,197	3090767	\$900,000	12/22/20	\$409.65	SHELL 7-ELEVEN	SPA-3	Conv Store with	1	Y	
050	030	192304	9330	7,200	3090666	\$1,265,000	12/22/20	\$175.69	Retail - Office - Auto Detailing Shop	SPA-3	Retail Store	1	Y	
050	040	050200	0200	9,596	3069648	\$2,000,000	09/15/20	\$208.42	Belleme at Normandy Park	MU	Apartment(Mixe	1	Y	
050	040	050200	0200	9,596	2993716	\$1,600,000	06/10/19	\$166.74	Belleme at Normandy Park	MU	Apartment(Mixe	1	26	Imp changed after sale; not in ratio
050	040	122100	0815	6,372	3024259	\$1,625,000	12/05/19	\$255.02	All Freight International	CC-2	Office Building	1	34	Use-change after sale; not in ratio
050	040	122100	0890	484	3175487	\$242,079	02/18/21	\$500.16	Residential garage	CC-2	Parking(Garage)	1	Y	
050	040	122200	0085	2,180	2978007	\$367,500	03/13/19	\$168.58	Iglesia De Cristo Ministerios Llamada Fin	CC-2	Office Building	1	Y	
050	040	122200	0085	2,180	3113133	\$640,000	04/21/21	\$293.58	Iglesia De Cristo Ministerios Llamada Fin	CC-2	Office Building	1	Y	
050	040	122200	0094	21,252	3131804	\$4,500,000	07/12/21	\$211.74	HiLine Lanes	CC-2	Bowling Alley	2	Y	
050	040	202304	9115	29,986	3104436	\$3,598,000	03/12/21	\$119.99	Highline Club	CC-2	Health Club	1	34	Use-change after sale; not in ratio
050	040	202304	9116	57,153	3027580	\$9,900,000	12/27/19	\$173.22	Burien Shopping Center	CC-2	Shopping Ctr(Ng	1	Y	

Improvement Sales for Area 050 with Sales Used

03/31/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	040	202304	9133	1,800	3159892	\$701,000	10/29/21	\$389.44	Single Family Residence	RM-24	Single Family(C/LI)	1	Y	
050	040	202304	9213	2,000	2996629	\$376,600	06/25/19	\$188.30	Flatrate for Hire	CI	Service Building	1	Y	
050	040	202304	9363	14,648	3102268	\$2,024,000	03/01/21	\$138.18	Hulse Building	RM-24	Medical/Dental Office	2	Y	
050	040	202304	9560	2,407	2996576	\$585,000	06/19/19	\$243.04	Service Garage	CI	Service Building	1	Y	
050	040	256970	0040	1,223	3150488	\$316,000	10/05/21	\$258.38	Five Corners Profesional Center	CC-2	Medical/Dental Office	1	Y	
050	040	273160	0180	2,748	3054840	\$615,000	06/26/20	\$223.80	Office Building	CN	Office Building	1	Y	
050	040	296680	0050	3,864	3022991	\$1,010,000	11/27/19	\$261.39	2201 Building	CN	Office Building	1	Y	
050	040	302304	9117	21,670	3026241	\$9,950,000	12/12/19	\$459.16	Medical Office	CC-2	Medical/Dental Office	1	Y	
050	040	312304	9096	4,227	2983476	\$975,000	04/19/19	\$230.66	Gilbert Family Dentistry	MU	Medical/Dental Office	1	Y	
050	040	312304	9180	8,360	3145652	\$3,500,000	09/14/21	\$418.66	Normandy Park Village	NC	Retail(Line/Strip)	1	Y	
050	040	322304	9040	4,207	3166689	\$3,850,000	12/22/21	\$915.14	Wayne's Service Center	CC-1	Service Building	2	Y	
050	040	322304	9076	0	3036648	\$295,600	03/01/20	\$0.00	PACIFIC PRIDE	I	Gas Station	1	Y	
050	040	322304	9149	4,320	3162569	\$1,400,000	12/03/21	\$324.07	Crane Technology Inc.	I	Warehouse	1	Y	
050	040	322304	9326	4,594	3008027	\$1,349,000	08/27/19	\$293.64	Park Professional Building	CC-1	Medical/Dental Office	1	Y	
050	040	611540	0141	12,960	3149379	\$3,700,000	09/30/21	\$285.49	Normandy Park Towne Center	NC	Shopping Ctr(Ng)	2	Y	
050	040	611760	0220	741	2989136	\$185,000	05/22/19	\$249.66	NORMANDY PLACE CONDOMINIUM	MU	Condominium(M)	1	Y	
050	040	638657	0010	2,286	2988731	\$490,000	05/10/19	\$214.35	Olympic View Medical & Dental Center	MU	Condominium(O)	2	Y	
050	040	763580	0472	9,520	3035938	\$1,500,000	02/27/20	\$157.56	Mark Plaza	CN	Apartment(Mixe)	1	Y	
050	040	763580	0932	6,313	2987444	\$1,490,000	05/06/19	\$236.02	CRI Building	CN	Office Building	1	Y	
050	050	042204	9032	79,050	3012387	\$16,043,000	08/29/19	\$202.95	2301-2383 S 200th Street	RBX	Warehouse	1	Y	
050	050	092204	9291	3,896	2991736	\$3,000,000	05/31/19	\$770.02	T&C Premier Auto Sales - SeaTac	CB	Auto Showroom	2	26	Imp changed after sale; not in ratio
050	050	092204	9366	34,820	2996590	\$4,250,000	06/26/19	\$122.06	Blumenthal Uniform Co	CB-C	Industrial Park	2	Y	
050	050	092204	9389	11,467	3030620	\$2,210,000	01/17/20	\$192.73	Office Building	UH-900	Office Building	1	Y	
050	050	332304	9101	1,165	3165443	\$890,000	12/21/21	\$763.95	Auto Repair	CB-C	Service Building	1	Y	
050	050	332304	9146	23,080	3040997	\$4,000,000	03/27/20	\$173.31	Airline Pilot's Association	CB-C	Office Building	1	Y	
050	050	344500	0056	22,216	3152392	\$5,100,000	10/14/21	\$229.56	Warehouse	RBX	Warehouse	1	Y	
050	050	870960	0005	5,184	2975969	\$1,300,000	02/22/19	\$250.77	Office Building	CB-C	Office Building	2	Y	
050	060	342304	9096	15,418	2980374	\$38,400,000	04/01/19	\$2,490.60	Bow Lake MH Park (Imps on 342304-900)	UH-1800	Mobile Home Pa	2	Y	
050	060	537980	0695	2,455	3067451	\$640,000	09/02/20	\$260.69	Crestview Dental Building	NCC	Medical/Dental Office	1	Y	
050	065	004000	0535	6,589	3028353	\$750,000	12/20/19	\$113.83	Formerly Bonsai Northwest	RCC	Single Family(C/LI)	1	Y	
050	065	004000	0536	9,320	3115173	\$375,000	04/26/21	\$40.24	Bonsai Northwest (Assoc. w/0520)	RCC	Greenhse/Nrsry	1	Y	
050	065	004100	0013	6,020	3142427	\$1,200,000	08/25/21	\$199.34	Office Building	UH-900	Single Family(C/LI)	1	Y	
050	065	092304	9117	5,280	3037729	\$1,400,000	03/10/20	\$265.15	Johnny's Auto Body	C/LI	Service Building	3	Y	
050	065	152304	9011	35,764	3142072	\$8,700,000	08/27/21	\$243.26	Bartell Drugs & Line Retail (Econ Unit w/-	NCC	Retail(Line/Strip)	6	Y	
050	065	161000	0056	4,607	3164270	\$850,000	12/14/21	\$184.50	Lucas Oil (economic unit w/ -0057)	NCC	Retail Store	2	Y	
050	065	162304	9331	3,280	2996216	\$1,100,000	06/24/19	\$335.37	Tukwila Pet Hospital	LDR	Vet/Animal Cont	1	Y	
050	065	204400	0005	1,304	3160374	\$350,000	11/18/21	\$268.40	Former EXPRESS LINEN SERVICE	RC	Retail Store	1	Y	
050	065	735960	0610	6,248	3151449	\$1,380,000	10/06/21	\$220.87	Greenwood Heating	NCC	Retail Store	1	Y	

Vacant Sales for Area 050 with Sales Used

03/31/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	Vacant(Single-family)	1	Y	
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	Vacant(Multi-family)	1	Y	
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-family)	1	Y	
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	Vacant(Multi-family)	2	Y	
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	Vacant(Commercial)	1	Y	
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	Vacant(Multi-family)	1	Y	
050	015	562420	0431	27,000	2983051	\$450,000	04/18/19	\$16.67	LIGHTHOUSE APARTMENTS	R24	Vacant(Multi-family)	1	Y	
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	Vacant(Multi-family)	1	Y	
050	020	079600	0350	12,508	2988546	\$350,000	05/09/19	\$27.98	Vacant Land	RM-48	Vacant(Multi-family)	2	Y	
050	020	159160	0455	39,600	2971709	\$600,000	01/25/19	\$15.15	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	Vacant(Commercial)	1	Y	
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	Vacant(Commercial)	1	Y	
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	Parking(Assoc)	4	Y	
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Municipal Parking	DC	Vacant(Commercial)	2	Y	
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	Retail Store	2	Y	
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	Vacant(Commercial)	1	Y	
050	040	122000	0350	15,278	3005049	\$480,000	08/08/19	\$31.42	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	Vacant(Multi-family)	1	Y	
050	040	202304	9538	13,715	2968845	\$170,000	01/02/19	\$12.40	Vacant Land	RM-24	Vacant(Multi-family)	1	Y	
050	040	312304	9072	79,279	3073129	\$2,000,000	09/16/20	\$25.23	NORMANDY RD APTS	MU	Apartment	1	Y	
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	Vacant(Industrial)	2	Y	
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	Vacant(Commercial)	1	Y	
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	Vacant(Industrial)	3	Y	
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PLS & S 197TH	I	Vacant(Industrial)	2	Y	
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	1	Y	
050	040	768620	0890	82,827	3148619	\$2,010,540	09/22/21	\$24.27		I	Vacant(Industrial)	6	Y	
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	Vacant(Industrial)	1	Y	
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Building	I	School(Public)	2	Y	
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	050	344500	0019	23,516	3085867	\$2,200,000	12/01/20	\$93.55	Seatac Fire Station	CB-C	Governmental Service	1	Y	
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	Vacant(Commercial)	1	Y	
050	060	332304	9008	88,401	2974283	\$2,500,000	02/15/19	\$28.28	Bow Lake Retirement Community	UH-900	Vacant(Multi-family)	1	Y	
050	065	004000	0325	27,119	2979615	\$795,000	03/22/19	\$29.32	Vacant Land	HDR	Vacant(Multi-family)	1	Y	
050	065	004000	0820	30,858	2982773	\$1,175,000	03/27/19	\$38.08	Vacant Land	RC	Vacant(Commercial)	2	Y	
050	065	004000	0854	46,420	3019138	\$1,500,000	10/17/19	\$32.31	SFR (Minimal Value)	NCC	Vacant(Commercial)	3	Y	
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MOTEL	NCC	Vacant(Commercial)	1	Y	
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	Retail Store	1	Y	
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop [excess land]	CB-C	Industrial(Light)	2	Y	
050	065	004100	0398	18,661	3087789	\$475,000	12/10/20	\$25.45		UH-1800	Single Family(Res Use/Zone)	1	Y	
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	Vacant(Commercial)	2	Y	
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	Vacant(Commercial)	1	Y	

Improvement Sales for Area 050 with Sales not Used

03/31/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	020	182304	9069	48,076	3092333	\$14,180	06/01/20	\$0.29	Ambaum Station	CI	Retail Store	1	68	Non-gov't to gov't
050	020	297080	0155	8,087	3095799	\$10,000	11/23/20	\$1.24	HOAG Professional Center	CC-1	Medical/Dental Office	2	51	Related party, friend, or neighbor
050	020	374460	0925	43,974	3110370	\$4,074	01/20/21	\$0.09	St Bernadatte School	RS-7200	School(Private)	1	67	Gov't to non-gov't
050	020	374460	0925	43,974	3110351	\$14,286	01/20/21	\$0.32	St Bernadatte School	RS-7200	School(Private)	2	68	Non-gov't to gov't
050	020	690220	0056	5,418	3092987	\$2,559	06/01/20	\$0.47	Sound Credit Union (econ unit w/ -0050,	CC-1	Bank	2	68	Non-gov't to gov't
050	020	783580	0013	3,970	3092003	\$3,450	06/17/20	\$0.87	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	020	783580	0013	3,970	3092327	\$1,788	06/17/20	\$0.45	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	020	783580	0311	52,200	3111532	\$1,300,000	04/14/21	\$24.90	NAVOS COMMUNITY HEALTH CENTER	RS-12000	Office Building	1	67	Gov't to non-gov't
050	030	122200	0025	10,432	3049030	\$978,661	05/26/20	\$93.81	Triangle Professional Center	RM-24	Medical/Dental Office	1	51	Related party, friend, or neighbor
050	030	176060	0233	1,800	3104659	\$275,000	02/26/19	\$152.78	Avila's Auto Sales	SPA-3	Auto Showroom and Lot	1	24	Easement or right-of-way
050	030	189940	0206	2,280	3165046	\$49,982	11/27/21	\$21.92	Retail	CC-1	Retail Store	1	51	Related party, friend, or neighbor
050	030	189940	0210	3,040	3092979	\$8,000	06/30/20	\$2.63	JP Transmission (economic unit w/ -0215	CC-1	Service Building	1	68	Non-gov't to gov't
050	030	189940	0280	4,500	3093256	\$3,430	06/01/20	\$0.76	Norge Village	DC	Retail Store	1	68	Non-gov't to gov't
050	030	189940	0330	2,203	3093063	\$2,250	06/17/20	\$1.02	B & E Meats	CC-1	Retail Store	1	68	Non-gov't to gov't
050	030	192304	9354	3,727	3107154	\$5,427	08/07/20	\$1.46	Chase Bank	DC	Bank	1	68	Non-gov't to gov't
050	040	052204	9076	8,466	2991542	\$10,485	06/03/19	\$1.24	Quality Machine	I	Industrial(Gen Purpose)	1	24	Easement or right-of-way
050	040	322304	9024	14,270	3135943	\$20,000	07/26/21	\$1.40	Hertz Administrative Offices	I	Office Building	1	68	Non-gov't to gov't
050	040	322304	9047	2,680	3052395	\$1,800,000	06/15/20	\$671.64	76	CI	Conv Store with Gas	1	1	Personal property included
050	040	322304	9302	90,996	3055808	\$300,000	07/02/20	\$3.30	Olympic Industrial Park	I	Warehouse	3	68	Non-gov't to gov't
050	040	611540	0040	14,103	3010046	\$6,000	09/10/19	\$0.43	Normandy Park Congressional Church	R15	Church/Welfare/Relig Srv	1	18	Quit claim deed
050	040	611760	0220	741	3087970	\$186,046	12/04/20	\$251.07	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mixed Use)	1	15	No market exposure
050	050	092204	9235	0	3101735	\$429,015	02/25/21	\$0.00	Water District Tanks	UL-7200	Utility, Public	2	63	Sale price updated by sales id group
050	050	092204	9366	34,820	3112352	\$96,000	12/03/20	\$2.76	Blumenthal Uniform Co	CB-C	Industrial Park	2	68	Non-gov't to gov't
050	050	344500	0115	79,636	3059434	\$69,000	05/18/20	\$0.87	Alaska Airlines Office Building	RBX	Office Building	2	68	Non-gov't to gov't
050	065	004100	0409	2,193	2981783	\$20,600	04/04/19	\$9.39	SeaTac Barber Shop	CB-C	Retail Store	1	68	Non-gov't to gov't
050	065	004100	0416	2,848	2977063	\$7,500	02/20/19	\$2.63	Tawakal Express, Travel Agency, N.W. Ha	CB-C	Retail Store	1	63	Sale price updated by sales id group
050	065	004300	0015	83,946	3047846	\$6,930,000	05/19/20	\$82.55	Pacific South Building (economic unit w/ -	CB-C	Retail Store	6	67	Gov't to non-gov't
050	065	799960	0160	1,480	3161658	\$650,000	11/26/21	\$439.19	West Coast Custom Glass	RCC	Retail Store	1	1	Personal property included

Vacant Sales for Area 050 with Sales not Used

03/31/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
050	015	052304	9203	203,860	3047221	\$357,000	05/05/20	\$1.75	Vacant Land	R18P	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	015	079700	0178	11,504	3013894	\$80,000	10/03/19	\$6.95	Glen Acres HOA Maint Shed	R6	Parking(Assoc)	1	51	Related party, friend, or neighbor
050	015	092304	9081	28,426	3064009	\$102,000	08/07/20	\$3.59	Vacant Land - King County	CC-2	Vacant(Commercial)	2	67	Gov't to non-gov't
050	040	024600	0059	14,887	3007922	\$12,100	07/25/19	\$0.81	STREET - RIGHT OF WAY	UH-1800	Right of Way/Utility, Road	1	68	Non-gov't to gov't
050	040	024600	0059	14,887	3007923	\$3,400	07/25/19	\$0.23	STREET - RIGHT OF WAY	UH-1800	Right of Way/Utility, Road	1	68	Non-gov't to gov't
050	040	322304	9051	175,873	3046493	\$30,936	05/08/20	\$0.18	VACANT (251 S Normandy Rd)	CI	Vacant(Commercial)	3	68	Non-gov't to gov't
050	040	768620	0250	5,000	2992903	\$25,000	05/15/19	\$5.00	vacant	I	Vacant(Industrial)	1	51	Related party, friend, or neighbor
050	040	768620	0680	11,871	3020470	\$69,900	09/27/19	\$5.89	Vacant	I	Vacant(Industrial)	2	31	Exempt from excise tax
050	050	092204	9001	63,626	3058733	\$10,000	05/27/20	\$0.16	Vacant Land	UH-1800	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	050	092204	9001	63,626	3058734	\$124,000	05/27/20	\$1.95	Vacant Land	UH-1800	Vacant(Multi-family)	1	68	Non-gov't to gov't
050	050	332304	9210	51,032	3017885	\$3,335,746	10/10/19	\$65.37	Vacant Land: Sound Transit	CB-C	Right of Way/Utility, Road	1	63	Sale price updated by sales id group
050	050	344500	0107	94,633	3046739	\$1,211,670	03/25/20	\$12.80	Vacant Land	RBX	Vacant(Commercial)	2	68	Non-gov't to gov't
050	050	344500	0107	67,954	3088418	\$59,176	11/10/20	\$0.87	Vacant Land	RBX	Vacant(Commercial)	1	18	Quit claim deed
050	050	344500	0144	69,678	3027150	\$666,600	11/21/19	\$9.57	Vacant Land: City of SeaTac	MHP	Vacant(Multi-family)	1	63	Sale price updated by sales id group
050	050	344500	0155	495,171	3031537	\$7,410,000	01/02/20	\$14.96	Vacant Land: Port of Seattle	MHP	Vacant(Multi-family)	5	66	Condemnation/ eminent domain
050	050	344500	0215	77,484	3120271	\$4,209,000	05/07/21	\$54.32	Alamo/National	CB-C	Parking(Commercial Lot)	2	68	Non-gov't to gov't
050	050	344500	0216	8,696	3168213	\$8,788	11/08/21	\$1.01	Vacant Land - Previous Contamination Issu	CB-C	Vacant(Commercial)	1	24	Easement or right-of-way
050	050	537980	1210	10,600	2992691	\$110,000	06/07/19	\$10.38	Former Office (Fire Damaged)	CB-C	Shell Structure	1	46	Non-representative sale
050	050	609423	0010	124,146	3166208	\$1,410,000	12/22/21	\$11.36	FUTURE SEATAC HYATT HOUSE	CB-C	Hotel/Motel	2	51	Related party, friend, or neighbor
050	060	332304	9008	88,401	3002775	\$2,500,000	07/24/19	\$28.28	Bow Lake Retirement Community	CB-C	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
050	065	004300	0013	62,508	3148551	\$4,070,000	09/27/21	\$65.11	Vacant land for future apartments	CB-C	Vacant(Commercial)	1	67	Gov't to non-gov't
050	065	734060	0776	12,700	3091689	\$177,800	12/18/20	\$14.00	Vacant Land	NCC	Vacant(Commercial)	1	18	Quit claim deed

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	122000	0005	929 SW 152ND ST
50	30	122000	0009	923 SW 152ND ST
50	30	122000	0015	921 SW 152ND ST
50	30	122000	0025	909 SW 152ND ST
50	30	122000	0030	907 SW 152ND ST
50	30	122000	0185	823 SW 152ND ST
50	30	122000	0190	819 SW 152ND ST
50	30	122000	0245	15321 AMBAUM BLVD SW
50	30	122000	0250	15315 8TH AVE SW
50	30	122000	0263	15227 AMBAUM BLVD SW
50	30	122000	0264	15221 AMBAUM BLVD SW
50	30	122000	0275	15215 AMBAUM BLVD SW
50	30	122000	0490	15411 8TH AVE SW
50	30	122000	0495	803 SW 154TH ST
50	30	122000	0500	15403 AMBAUM BLVD SW
50	30	122000	0505	15415 AMBAUM BLVD SW
50	30	122000	0514	15420 8TH AVE SW
50	30	122000	0516	15421 AMBAUM BLVD SW
50	30	122000	0520	15459 AMBAUM BLVD SW
50	30	122000	0526	15501 AMBAUM BLVD SW
50	30	122000	0530	15513 AMBAUM BLVD SW
50	30	122000	0565	15515 AMBAUM BLVD SW
50	30	122000	0570	15200 AMBAUM BLVD SW
50	30	122000	0584	655 SW 152ND ST
50	30	122000	0598	635 SW 152ND ST
50	30	122000	0600	639 SW 152ND ST
50	30	122000	0606	631 SW 152ND ST
50	30	122000	0614	629 SW 152ND ST
50	30	122000	0620	625 SW 152ND ST
50	30	122000	0630	615 SW 152ND ST
50	30	122000	0640	605 SW 152ND ST
50	30	122000	0645	601 SW 152ND ST
50	30	122000	0650	15221 6TH AVE SW
50	30	122000	0655	606 SW 153RD ST
50	30	122000	0670	630 SW 153RD ST
50	30	122000	0695	15220 AMBAUM BLVD SW
50	30	122000	0700	457 SW 152ND ST
50	30	122000	0708	447 SW 152ND ST
50	30	122000	0709	441 SW 152ND ST
50	30	122000	0715	435 SW 152ND ST
50	30	122000	0718	431 SW 152ND ST
50	30	122000	0725	427 SW 152ND ST
50	30	122000	0726	425 SW 152ND ST

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	122000	0730	421 SW 152ND ST
50	30	122000	0735	417 SW 152ND ST
50	30	122000	0741	409 SW 152ND ST
50	30	122000	0742	409 SW 152ND ST
50	30	122000	0745	401 SW 152ND ST
50	30	122000	0750	15324 4TH AVE SW
50	30	122000	0765	15326 4TH AVE SW
50	30	122000	0770	No Situs Address
50	30	122000	0773	424 SW 153RD ST
50	30	122000	0775	430 SW 153RD ST
50	30	122000	0785	444 SW 153RD ST
50	30	122000	0790	450 SW 153RD ST
50	30	122000	0795	15222 6TH AVE SW
50	30	122000	0805	15304 AMBAUM BLVD SW
50	30	122000	0806	SW 153RD ST
50	30	122000	0810	641 SW 153RD ST
50	30	122000	0815	633 SW 153RD ST
50	30	122000	0820	625 SW 153RD ST
50	30	122000	0825	621 SW 153RD ST
50	30	122000	0834	617 SW 153RD ST
50	30	122000	0835	615 SW 153RD ST
50	30	122000	0836	601 SW 153RD ST
50	30	122000	0860	626 SW 154TH ST
50	30	122000	0875	15320 AMBAUM BLVD SW
50	30	122000	0885	457 SW 153RD ST
50	30	122000	0890	453 SW 153RD ST
50	30	122000	0895	447 SW 153RD ST
50	30	122000	0900	SW 153RD ST
50	30	122000	0905	429 SW 153RD ST
50	30	122000	0906	425 SW 153RD ST
50	30	122000	0910	415 SW 153RD ST
50	30	122000	0915	SW 153RD ST
50	30	122000	0925	401 SW 153RD ST
50	30	122000	0985	635 SW 154TH ST
50	30	122000	0987	15410 AMBAUM BLVD SW
50	30	122000	0995	625 SW 154TH ST
50	30	122000	1005	617 SW 154TH ST
50	30	122000	1045	15418 AMBAUM BLVD SW
50	30	122000	1049	15420 AMBAUM BLVD SW
50	30	122100	0005	255 SW 152ND ST
50	30	122100	0015	245 SW 152ND ST
50	30	122100	0020	237 SW 152ND ST
50	30	122100	0025	231 SW 152ND ST

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	122100	0030	225 SW 152ND ST
50	30	122100	0035	209 SW 152ND ST
50	30	122100	0060	205 SW 152ND ST
50	30	122100	0065	202 SW 153RD ST
50	30	122100	0070	216 SW 153RD ST
50	30	122100	0080	218 SW 153RD ST
50	30	122100	0090	236 SW 153RD ST
50	30	122100	0095	250 SW 153RD ST
50	30	122100	0105	266 SW 153RD ST
50	30	122100	0115	155 SW 152ND ST
50	30	122100	0120	147 SW 152ND ST
50	30	122100	0125	145 SW 152ND ST
50	30	122100	0135	131 SW 152ND ST
50	30	122100	0140	121 SW 152ND ST
50	30	122100	0141	127 SW 152ND ST
50	30	122100	0145	117 SW 152ND ST
50	30	122100	0146	119 SW 152ND ST
50	30	122100	0169	15225 1ST AVE SW
50	30	122100	0171	15217 1ST AVE SW
50	30	122100	0180	116 SW 153RD ST
50	30	122100	0195	132 SW 153RD ST
50	30	122100	0200	140 SW 153RD ST
50	30	122100	0205	144 SW 153RD ST
50	30	122100	0210	148 SW 153RD ST
50	30	122100	0215	154 SW 153RD ST
50	30	122100	0220	SW 153RD ST
50	30	122100	0230	145 SW 153RD ST
50	30	122100	0235	127 SW 153RD ST
50	30	122100	0250	116 SW 153RD ALY
50	30	122100	0260	15303 1ST AVE S
50	30	122100	0265	15315 1ST AVE S
50	30	122100	0269	15321 1ST AVE S
50	30	122100	0295	132 SW 154TH ST
50	30	122100	0300	138 SW 154TH ST
50	30	122100	0305	142 SW 154TH ST
50	30	122100	0320	255 SW 153RD ST
50	30	122100	0322	251 SW 153RD ST
50	30	122100	0325	247 SW 153RD ST
50	30	122100	0335	235 SW 153RD ST
50	30	122100	0345	227 SW 153RD ST
50	30	122100	0350	221 SW 153RD ST
50	30	122100	0355	201 SW 153RD ST
50	30	122100	0410	15324 4TH AVE SW

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	122100	0515	322 SW 155TH ST
50	30	122100	0530	153 SW 154TH ST
50	30	122100	0540	No Situs Address
50	30	122100	0545	125 SW 154TH ST
50	30	122100	0570	15409 1ST AVE S
50	30	122100	0580	15421 1ST AVE S
50	30	122100	0680	15525 1ST AVE S
50	30	122100	0730	221 SW 155TH ST
50	30	122100	0745	15507 2ND AVE SW
50	30	122100	0760	131 SW 156TH ST 100
50	30	122200	0020	15511 3RD AVE SW
50	30	122200	0025	15515 3RD AVE SW
50	30	158560	0005	100 S 146TH ST
50	30	158560	0010	S 146TH ST
50	30	158560	0015	14616 1ST AVE S
50	30	158560	0035	14650 1ST AVE S
50	30	176060	0076	14650 1ST AVE S
50	30	176060	0085	14610 1ST AVE S
50	30	176060	0086	14620 1ST AVE S
50	30	176060	0087	S 146TH ST
50	30	176060	0217	S 150TH ST
50	30	176060	0225	112 S 150TH ST
50	30	176060	0228	14848 1ST AVE S
50	30	176060	0230	14830 1ST AVE S
50	30	176060	0231	14816 1ST AVE S
50	30	176060	0232	14842 1ST AVE S
50	30	176060	0233	14820 1ST AVE S
50	30	176060	0241	No Situs Address
50	30	189940	0020	823 SW 148TH ST
50	30	189940	0030	809 SW 148TH ST
50	30	189940	0045	SW 149TH ST
50	30	189940	0050	SW 149TH ST
50	30	189940	0055	SW 149TH ST
50	30	189940	0060	822 SW 149TH ST
50	30	189940	0065	SW 149TH ST
50	30	189940	0070	834 SW 149TH ST
50	30	189940	0075	14820 AMBAUM BLVD SW
50	30	189940	0090	SW 148TH ST
50	30	189940	0110	14803 AMBAUM BLVD SW
50	30	189940	0115	14821 AMBAUM BLVD SW
50	30	189940	0120	1000 SW 149TH ST
50	30	189940	0125	SW 148TH ST
50	30	189940	0205	14905 AMBAUM BLVD SW

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	189940	0206	14911 AMBAUM BLVD SW
50	30	189940	0210	14925 AMBAUM BLVD SW
50	30	189940	0215	SW 150TH ST
50	30	189940	0220	920 SW 150TH ST
50	30	189940	0225	14912 AMBAUM BLVD SW
50	30	189940	0226	14900 AMBAUM BLVD SW
50	30	189940	0230	829 SW 149TH ST
50	30	189940	0235	823 SW 149TH ST
50	30	189940	0255	8TH AVE SW
50	30	189940	0270	14926 AMBAUM BLVD S
50	30	189940	0280	15004 AMBAUM BLVD SW
50	30	189940	0290	801 SW 150TH ST
50	30	189940	0300	804 SW 151ST ST
50	30	189940	0310	15020 AMBAUM BLVD SW
50	30	189940	0320	919 SW 150TH ST
50	30	189940	0330	15003 AMBAUM BLVD SW
50	30	189940	0340	15029 AMBAUM BLVD SW
50	30	189940	0341	15019 AMBAUM BLVD SW
50	30	189940	0355	922 SW 151ST ST
50	30	189940	0360	15020 10TH AVE SW
50	30	189940	0405	1022 SW 151ST ST
50	30	189940	0445	1004 SW 152ND ST
50	30	189940	0450	1008 SW 152ND ST
50	30	189940	0471	15106 10TH AVE SW
50	30	189940	0480	SW 151ST ST
50	30	189940	0485	911 SW 151ST ST
50	30	189940	0490	15105 AMBAUM BLVD SW
50	30	189940	0495	906 SW 152ND ST
50	30	189940	0500	908 SW 152ND ST
50	30	189940	0505	918 SW 152ND ST
50	30	189940	0506	920 SW 152ND ST
50	30	189940	0515	930 SW 152ND ST
50	30	189940	0525	15111 8TH AVE SW
50	30	189940	0540	910 SW 152ND ST
50	30	192304	9015	616 SW 152ND ST
50	30	192304	9015	616 SW 152ND ST
50	30	192304	9018	114 SW 150TH ST
50	30	192304	9023	207 SW 150TH ST
50	30	192304	9044	14700 6TH AVE SW
50	30	192304	9045	421 SW 146TH ST
50	30	192304	9054	1043 SW 152ND ST
50	30	192304	9098	SW 150TH ST
50	30	192304	9101	236 SW 152ND ST

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	192304	9111	230 SW 152ND ST
50	30	192304	9113	626 SW 152ND ST
50	30	192304	9118	130 SW 152ND ST
50	30	192304	9119	134 SW 152ND ST
50	30	192304	9120	146 SW 152ND ST
50	30	192304	9121	152 SW 152ND ST
50	30	192304	9121	152 SW 152ND ST
50	30	192304	9139	SW 152ND ST
50	30	192304	9158	648 SW 152ND ST
50	30	192304	9161	No Situs Address
50	30	192304	9170	646 SW 152ND ST
50	30	192304	9172	650 SW 152ND ST
50	30	192304	9176	139 SW 150TH ST
50	30	192304	9179	636 SW 152ND ST
50	30	192304	9183	156 SW 150TH ST
50	30	192304	9183	156 SW 150TH ST
50	30	192304	9195	SW 152ND ST
50	30	192304	9198	132 SW 152ND ST
50	30	192304	9201	15100 8TH AVE SW
50	30	192304	9213	660 SW 152ND ST
50	30	192304	9215	1005 SW 152ND ST
50	30	192304	9219	15020 8TH AVE SW
50	30	192304	9234	243 SW 150TH ST
50	30	192304	9251	200 SW 150TH ST
50	30	192304	9254	No Situs Address
50	30	192304	9258	612 SW 152ND ST
50	30	192304	9261	14605 1ST AVE S
50	30	192304	9263	No Situs Address
50	30	192304	9266	No Situs Address
50	30	192304	9267	No Situs Address
50	30	192304	9280	No Situs Address
50	30	192304	9327	480 SW 152ND ST
50	30	192304	9330	14615 1ST AVE S
50	30	192304	9331	609 SW 150TH ST
50	30	192304	9340	100 SW 148TH ST
50	30	192304	9350	136 SW 152ND ST
50	30	192304	9353	220 SW 152ND ST
50	30	192304	9354	222 SW 150TH ST
50	30	192304	9361	220 SW 152ND ST
50	30	192304	9367	No Situs Address
50	30	192304	9368	295 SW 148TH ST
50	30	192304	9371	14900 4TH AVE SW
50	30	192304	9374	610 SW 152ND ST

2022 Physical Inspection - Area 50

Area	Neighborhood	Major	Minor	SitusAddress
50	30	192304	9376	14625 1ST AVE S
50	30	192304	9390	No Situs Address
50	30	192304	9393	No Situs Address
50	30	202304	9026	1xx S 152ND ST
50	30	202304	9093	15322 1ST AVE S
50	30	202304	9235	15216 1ST AVE S
50	30	202304	9241	105 S 152ND ST
50	30	202304	9242	15310 1ST AVE S
50	30	202304	9344	15226 1ST AVE S
50	30	202304	9385	15302 1ST AVE S
50	30	202304	9482	15500 1ST AVE S
50	30	202304	9491	15206 1ST AVE S
50	30	202304	9506	15310 1ST AVE S
50	30	320720	0004	717 SW 148TH ST
50	30	320720	0020	633 SW 148TH ST
50	30	320720	0025	600 SW 148TH ST
50	30	320720	0065	634 SW 149TH ST
50	30	320720	0085	14822 8TH AVE SW
50	30	320720	0110	639 SW 149TH ST
50	30	320720	0115	625 SW 149TH ST
50	30	320720	0120	601 SW 149TH ST
50	30	320720	0142	620 SW 150TH ST
50	30	320720	0175	632 SW 150TH ST
50	30	320720	0200	14924 8TH AVE SW
50	30	351100	0005	14807 1ST AVE S
50	30	351100	0015	119 SW 148TH ST
50	30	351100	0020	125 A SW 148TH ST
50	30	643440	0055	15026 1ST AVE S
50	30	643440	0075	No Situs Address

Improvement Sales for Area 055 with Sales Used

04/22/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	082104	9160	2,695	3023382	\$440,000	11/26/19	\$163.27	YOUNG'S FAMILY DENTISTRY	PO	Medical/Dental Office	1	Y	
055	010	092104	9102	7,680	2994811	\$1,400,000	06/11/19	\$182.29	FEDERAL WAY PROFESSIONAL CENTER	BC	Office Building	1	Y	
055	010	092104	9106	2,200	3099565	\$700,000	02/08/21	\$318.18	MECHANIC NORTHWEST	BC	Service Building	1	Y	
055	010	092104	9253	2,532	3068533	\$400,000	09/08/20	\$157.98	FEDERAL WAY AUTO GLASS SHOP	BC	Service Building	4	Y	
055	010	150050	0010	3,765	3066828	\$1,162,500	08/24/20	\$308.76	VISION EXPRESS	CC-F	Office Building	1	Y	
055	010	150050	0050	12,698	3028151	\$2,500,000	12/26/19	\$196.88	STRIP RETAIL	CC-F	Retail(Line/Strip)	1	Y	
055	010	689990	0030	2,008	3031172	\$310,000	01/22/20	\$154.38	PROFESSIONAL ARTS BUILDING CONDOM	CC-F	Condominium(Office)	1	Y	
055	010	785360	0182	3,791	3123919	\$1,160,000	06/03/21	\$305.99	Garden Korean Restaurant	BC	Restaurant/Lounge	1	Y	
055	010	785360	0187	8,667	3126030	\$2,500,000	06/15/21	\$288.45	CONIFER SQUARE	BC	Retail(Line/Strip)	1	Y	
055	020	042104	9073	12,964	3010072	\$3,000,000	09/11/19	\$231.41	LINE RETAIL	BC	Retail(Line/Strip)	2	Y	
055	020	212204	9156	9,658	3057246	\$1,600,000	07/07/20	\$165.67	Wheel and Tire Proz	CM-2	Service Building	1	Y	
055	020	212204	9168	7,309	2999883	\$3,950,000	07/16/19	\$540.43	Kent Smiles Dentistry	CM-2	Retail(Line/Strip)	1	Y	
055	020	282204	9053	5,860	3032040	\$1,650,000	01/27/20	\$281.57	MIGUEL AUTO SERVICE	CM-2	Service Building	1	Y	
055	020	282204	9056	7,750	3010966	\$2,300,000	09/13/19	\$296.77	Redondo Plaza	MTC-1	Retail(Line/Strip)	1	Y	
055	020	282204	9093	1,936	3068986	\$2,100,000	09/08/20	\$1,084.71	SEACOMA MHP (30)	RA-3600	Mobile Home Park	1	Y	
055	020	282204	9246	5,216	3036974	\$3,050,000	02/22/20	\$584.74	CHEVRON FOOD MART	C-C	Conv Store with Gas	1	Y	
055	020	332204	9155	2,440	3000548	\$484,000	07/17/19	\$198.36	FURNITURE MUEBLERIA	BC	Retail Store	2	Y	
055	020	401320	0064	1,920	3148237	\$450,000	09/21/21	\$234.38	DOUBLE D FINANCIAL	NB	Office Building	1	Y	
055	020	720480	0167	7,840	3088078	\$2,525,000	12/11/20	\$322.07	SVC GAR - RV STORAGE	BC	Service Building	1	Y	
055	020	720540	0125	5,526	3010202	\$720,000	09/11/19	\$130.29	STORE WITH 2 BD APT	BC	Apartment(Mixed Use)	1	Y	
055	020	768280	0248	1,878	2977335	\$360,000	03/08/19	\$191.69	OFFICE	MTC-1	Single Family(C/I Use)	1	Y	
055	020	768280	0253	1,440	3126867	\$475,000	06/11/21	\$329.86	SFR	MTC-1	Single Family(C/I Zone)	1	Y	
055	020	953820	0010	5,041	3166913	\$1,075,000	12/29/21	\$213.25	PLEASANT GARDEN RESTAURANT	CM	Restaurant/Lounge	1	Y	
055	020	953820	0010	5,041	2989901	\$720,000	05/21/19	\$142.83	PLEASANT GARDEN RESTAURANT	CM-2	Restaurant/Lounge	1	Y	
055	020	953820	0070	3,353	3169405	\$1,287,500	12/29/21	\$383.98	WOODMONT PLACE SHOPPING CENTER (	CM	Restaurant/Lounge	1	Y	
055	030	132180	0010	33,266	3081047	\$5,370,000	11/05/20	\$161.43	Snyder Roofing & Sheet Metal	CE	Warehouse	1	Y	
055	030	132180	0020	54,272	3002244	\$5,550,000	07/26/19	\$102.26	SALMOLUX / E&E FOODS	CE	Warehouse	1	Y	
055	030	159440	0010	22,010	3112764	\$5,400,000	04/20/21	\$245.34	THE CITY CENTER	OP	Condominium(Office)	9	Y	
055	030	182104	9045	15,168	3018344	\$2,360,000	10/23/19	\$155.59	THE QUAD MEDICAL OFFICE	BN	Medical/Dental Office	1	Y	
055	030	215470	0010	2,994	3034320	\$1,350,000	02/10/20	\$450.90	TWIN LAKES CHIROPRACTIC	OP	Office Building	1	Y	
055	030	215470	0070	14,110	2971422	\$1,910,000	01/25/19	\$135.36	TORQUAY MEDICAL BLDG	OP	Medical/Dental Office	1	Y	
055	030	215470	0110	19,692	3121747	\$2,200,000	05/26/21	\$111.72	ELEVENTH PLACE CENTER	OP	Medical/Dental Office	1	Y	
055	030	233145	0020	5,637	2998109	\$1,350,000	06/21/19	\$239.49	EMERALD PROFESSIONAL CONDOMINIUM	OP	Office Building	1	Y	
055	030	233145	0030	6,464	3042560	\$1,720,000	04/09/20	\$266.09	EMERALD PROFESSIONAL CONDOMINIUM	OP	Office Building	1	Y	
055	030	415920	0715	5,120	3001512	\$3,732,000	07/25/19	\$728.91	PACIFIC DENTAL / STARBUCKS	BC	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	030	415920	0715	5,120	3153217	\$4,430,000	10/19/21	\$865.23	PACIFIC DENTAL / STARBUCKS	BC	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	030	609430	0020	1,075	3073604	\$260,000	09/29/20	\$241.86	9TH AVENUE PAVILION	OP	Office Building	1	Y	
055	030	697900	0050	12,185	3028333	\$2,500,000	12/30/19	\$205.17	THE QUAD (Primary)	BN	Shopping Ctr(Nghbrhood)	2	Y	
055	030	926480	0015	18,792	3010381	\$3,325,000	09/16/19	\$176.94	OFFICE BUILDINGS	OP	Office Building	1	Y	
055	030	926480	0110	70,103	3002786	\$6,550,000	08/01/19	\$93.43	NINTH AVE CENTER	CE	Office Park	1	Y	
055	030	926500	0160	25,136	3097812	\$4,736,320	02/02/21	\$188.43	FISHER SCIENTIFIC CO	OP	Warehouse	1	Y	
055	030	926500	0255	13,263	3095681	\$2,005,000	01/22/21	\$151.17	CAMPUS SQUARE OFC PARK BLDG "B"	OP	Office Building	1	Y	
055	030	926500	0258	19,725	3172608	\$2,660,000	12/21/21	\$134.85	CAMPUS SQUARE OFC PARK BLDG "C"	OP	Office Building	1	Y	
055	030	926501	0130	46,984	3127054	\$5,880,000	06/18/21	\$125.15	ABAM OFFICE BLDG	OP	Office Building	1	Y	
055	030	926504	0150	33,028	3013588	\$7,000,000	10/03/19	\$211.94	MAPLEWOOD II	OP	Office Building	1	Y	

Improvement Sales for Area 055 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	030	926925	0080	988	3098218	\$280,000	01/27/21	\$283.40	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	030	926925	0160	2,000	3050338	\$555,000	06/01/20	\$277.50	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	030	926925	0170	988	3148238	\$276,000	08/26/21	\$279.35	WEST HILL COURT CONDOMINIUM	OP	Condominium(Office)	1	Y	
055	040	172104	9112	9,416	3122161	\$1,450,000	05/26/21	\$153.99	EVERGREEN PROFESSIONAL OFFICES	BC	Office Building	1	Y	
055	040	202104	9047	2,400	2994950	\$1,150,000	06/20/19	\$479.17	OFFICE & TWO SFR(RENTALS)	CE	Office Building	1	Y	
055	040	212104	9048	4,150	3006186	\$1,200,000	08/05/19	\$289.16	Northwest Towing	CE	Office Building	1	Y	
055	040	269330	0310	758	2989751	\$135,000	05/22/19	\$178.10	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0320	758	3093396	\$138,000	01/06/21	\$182.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0330	1,699	3028675	\$385,000	01/03/20	\$226.60	GARAGETOWN FEDERAL WAY	CE	Warehouse	2	Y	
055	040	269330	0410	953	3079423	\$190,000	10/29/20	\$199.37	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0480	1,149	2971972	\$210,000	01/23/19	\$182.77	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0550	1,149	3036598	\$200,000	02/27/20	\$174.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0610	1,379	3075609	\$290,000	09/22/20	\$210.30	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	292104	9064	3,072	3103520	\$795,000	03/05/21	\$258.79	BROOK LAKE COMMUNITY CHURCH OFFIC	OP	Office Building	1	Y	
055	040	292104	9124	2,644	3144516	\$405,000	09/08/21	\$153.18	BROOK LAKE COMMUNITY CHURCH	OP	Office Building	1	26	Imp changed after sale; not in ratio
055	040	390380	0010	6,240	2987714	\$1,315,000	05/14/19	\$210.74	MARTINSON, COBEAN ASSOCIATES	CE	Office Building	1	Y	
055	040	390380	0030	15,037	2977610	\$1,850,000	03/12/19	\$123.03	VOICE OF HOPE CHURCH	CE	Church/Welfare/Relig Srv	2	34	Use-change after sale; not in ratio
055	040	390380	0070	16,725	3115369	\$2,250,000	04/26/21	\$134.53	Abra Auto Body & Glass	CE	Service Building	1	Y	
055	040	390380	0100	8,900	3150138	\$2,100,000	09/27/21	\$235.96	WEST COAST INSULATION	CE	Warehouse	1	Y	
055	040	390380	0110	65,880	3143450	\$8,250,000	08/31/21	\$125.23	SPECTRUM BUSINESS PARK	CE	Industrial Park	4	Y	
055	040	797880	0160	9,135	3048438	\$4,200,000	05/20/20	\$459.77	Cash America Pawn	BC	Retail(Line/Strip)	1	Y	
055	040	889700	0075	7,950	3144813	\$1,930,000	08/25/21	\$242.77	Pep Boys Auto Service & Tires	CE	Service Building	1	Y	
055	040	926503	0035	8,055	3055275	\$1,500,000	06/30/20	\$186.22	KINDERCARE LEARNING CENTER	BC	Daycare Center	1	Y	
055	040	926503	0053	4,590	3026961	\$950,000	12/13/19	\$206.97	OFFICE BUILDING	OP	Office Building	1	Y	
055	050	132103	9096	7,488	3105496	\$1,850,000	03/15/21	\$247.06	TWIN LAKES PLACE	BN	Retail(Line/Strip)	1	Y	
055	050	242103	9113	10,040	3165601	\$4,900,000	12/16/21	\$488.05	LINE RETAIL STORE	BN	Retail(Line/Strip)	1	Y	
055	050	252103	9032	4,800	3080321	\$1,525,000	10/30/20	\$317.71	Northshore Automotive	BN	Service Building	1	Y	
055	050	308900	0385	4,100	3137877	\$2,193,500	08/09/21	\$535.00	NORTHSHORE PLAZA	BN	Retail(Line/Strip)	1	Y	
055	050	873209	0020	2,814	3098481	\$680,000	12/30/20	\$241.65	TWIN LAKES DENTAL PLAZA	PO	Medical/Dental Office	1	Y	
055	050	873217	0040	19,600	3022028	\$4,000,000	11/20/19	\$204.08	Line Retail	BN	Retail Store	1	Y	
055	050	930100	0020	4,286	2979039	\$1,500,000	03/21/19	\$349.98	Umpqua Bank	BN	Bank	1	34	Use-change after sale; not in ratio
055	070	726120	0221	99,200	2973437	\$13,000,000	02/13/19	\$131.05	DEVRY UNIVERSITY AND PARKING GARAG	OP-3	Office Building	1	34	Use-change after sale; not in ratio
055	080	082204	9114	3,176	3077879	\$595,000	08/25/20	\$187.34	Office	RM-2400	Office Building	1	Y	
055	080	200900	2280	5,581	2988485	\$1,500,000	05/16/19	\$268.77	DES MOINES DENTAL CENTER	D-C	Medical/Dental Office	1	Y	
055	080	200900	3690	8,445	3150743	\$1,489,750	10/01/21	\$176.41	DES MOINES SQUARE	D-C	Office Building	1	Y	
055	080	200900	4665	10,080	2994423	\$1,285,000	06/17/19	\$127.48	DES MOINES RETAIL	D-C	Retail Store	1	Y	
055	080	200900	4830	4,280	2998389	\$780,000	07/03/19	\$182.24	LINE RETAIL	D-C	Retail Store	2	Y	
055	080	201140	0521	10,456	2981996	\$700,000	04/10/19	\$66.95	YARDARM PLAZA	D-C	Retail(Line/Strip)	1	34	Use-change after sale; not in ratio
055	080	201140	0521	10,456	3090380	\$1,195,000	12/21/20	\$114.29	YARDARM PLAZA	D-C	Retail(Line/Strip)	1	Y	
055	080	514900	0030	811	3116225	\$170,000	05/03/21	\$209.62	MARINA PROFESSIONAL CENTER CONDO	D-C	Condominium(Office)	1	Y	
055	080	514900	0050	2,702	3039020	\$450,000	03/10/20	\$166.54	MARINA PROFESSIONAL CENTER CONDO	D-C	Condominium(Office)	3	Y	
055	080	769794	0020	7,600	2972316	\$827,000	02/01/19	\$108.82	7 STAR PLAZA & THE MARINA INN L-M	D-C	Hotel/Motel	1	Y	
055	080	988810	0030	0	3094829	\$489,000	01/08/21	\$0.00	ZENITH VIEW POINTE	N-C	Condominium(Mixed Use)	1	Y	
055	090	092204	9232	2,426	2995316	\$1,625,000	06/18/19	\$669.83	VACANT C-STORE	PR-C	Conv Store with Gas	1	Y	
055	090	162204	9161	9,350	3013219	\$1,350,000	09/27/19	\$144.39	DAYCARE CTR/RENTAL HALL	R-SR	Daycare Center	1	Y	

Improvement Sales for Area 055 with Sales Used

04/22/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	090	212204	9006	57,498	3139256	\$7,550,000	08/12/21	\$131.31	Contour Laminates	CM	Industrial(Light)	1	Y	
055	090	215640	0240	33,050	3141207	\$4,030,000	08/23/21	\$121.94	Carstar Building	PR-C	Warehouse	1	Y	
055	090	222204	9145	1,458	2980888	\$540,000	03/21/19	\$370.37	WEST HILL MARKET	CC	Conv Store without Gas	1	Y	
055	090	250060	0050	11,483	3139835	\$2,100,000	08/18/21	\$182.88	PACIFIC PROFESSIONAL BUILDING	PR-C	Office Building	1	Y	
055	090	250060	0226	7,098	3003539	\$1,500,000	07/31/19	\$211.33	Secrets Adult Entertainment	PR-C	Retail Store	2	Y	
055	090	250060	0250	16,158	3164971	\$3,425,000	12/15/21	\$211.97	Heritage Plaza	PR-C	Office Building	1	Y	
055	090	360180	0160	12,000	3003169	\$1,395,000	08/01/19	\$116.25	LINE RETAIL STORES	CM-2	Retail(Line/Strip)	1	Y	
055	090	360180	0295	12,082	3183187	\$1,655,000	04/06/22	\$136.98	VALIANT PLAZA/Seattle Full Gospel Church	CM	Office Building	2	Y	
055	090	360240	0166	5,380	3069468	\$1,180,000	09/11/20	\$219.33	SKIPS AUTO BODY	CM-2	Service Building	3	Y	

Vacant Sales for Area 055 with Sales Used

04/22/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	092104	9121	33,909	2994813	\$900,000	06/11/19	\$26.54	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	020	042104	9007	26,233	3016540	\$850,000	10/20/19	\$32.40	VACANT COMMERCIAL	BC	Vacant(Commercial)	1	Y	
055	020	092104	9140	99,317	3024473	\$826,500	12/04/19	\$8.32	SINGLE FAMILY RESIDENCE (INTERIM-USE)	CBP	Single Family(C/I Zone)	1	Y	
055	020	092104	9160	85,378	3024813	\$1,200,000	12/05/19	\$14.06	SINGLE FAMILY RESIDENCE	OP	Single Family(C/I Zone)	1	Y	
055	020	092104	9187	91,040	3024471	\$1,850,000	12/04/19	\$20.32	DUPLEX RESIDENCE	CBP	Duplex	1	Y	
055	020	092104	9206	14,670	3024472	\$600,000	12/04/19	\$40.90	VACANT COMMERCIAL	CBP	Vacant(Commercial)	1	Y	
055	020	092104	9310	203,922	3040496	\$160,000	03/24/20	\$0.78	VACANT COMMERCIAL (WETLAND)	CB	Vacant(Single-family)	1	Y	
055	020	092104	9316	414,034	3024474	\$1,850,000	12/04/19	\$4.47	VACANT COMMERCIAL	CBP	Vacant(Multi-family)	2	Y	
055	020	212204	9166	42,290	3167528	\$494,000	12/29/21	\$11.68	VACANT COMMERCIAL	CM	Vacant(Commercial)	1	Y	
055	020	720480	0190	60,942	3174476	\$2,060,000	02/24/22	\$33.80	VACANT COMMERCIAL	BC	Vacant(Commercial)	2	Y	
055	030	202104	9166	108,021	3036013	\$200,000	02/27/20	\$1.85	VACANT COMMERCIAL	OP	Vacant(Commercial)	1	Y	
055	030	926480	0070	191,496	3107588	\$3,442,111	03/19/21	\$17.97	VACANT COMMERCIAL	CE	Vacant(Commercial)	2	Y	
055	040	202104	9080	64,364	2997197	\$725,000	06/28/19	\$11.26	VACANT LAND	BC	Vacant(Industrial)	1	Y	
055	040	202104	9162	182,501	3091619	\$4,500,000	12/24/20	\$24.66	BARKSHIRE PANEL SYSTEMS	CE	Warehouse	4	Y	
055	040	202104	9171	29,714	3049915	\$450,000	06/01/20	\$15.14	VACANT LAND	CE	Vacant(Industrial)	2	Y	
055	040	292104	9048	226,115	2973092	\$2,880,000	02/05/19	\$12.74	VACANT COMMERCIAL	CE	Vacant(Commercial)	3	Y	
055	040	292104	9051	42,449	3127804	\$510,000	06/22/21	\$12.01	VACANT COMMERCIAL	OP	Vacant(Commercial)	1	Y	
055	040	292104	9052	94,141	3102934	\$1,800,000	02/23/21	\$19.12	SIESTA MOTEL - FEDERAL WAY	CE	Hotel/Motel	3	Y	
055	050	122103	9147	134,715	3007924	\$75,000	08/26/19	\$0.56	VACANT COMMERCIAL	PO	Vacant(Commercial)	1	Y	
055	050	873198	3370	8,276	3029826	\$150,000	01/13/20	\$18.12	TWIN LAKES GOLF AND COUNTRY CLUB	RS7.2	Golf Course	1	Y	
055	070	236800	0040	57,648	2986567	\$1,040,000	05/06/19	\$18.04	ABC NURSERY & GREENHOUSE	BN	Greenhse/Nrsry/Hort Srvc	1	Y	
055	070	322104	9040	50,593	3136771	\$35,000	07/29/21	\$0.69	VACANT COMMERCIAL (WETLAND)	B	Vacant(Commercial)	1	Y	
055	070	322104	9148	434,728	3090692	\$6,344,996	12/17/20	\$14.60	VACANT LAND	PD	Utility, Private(Radio/T.V.)	1	Y	
055	070	375060	0840	24,835	3117603	\$180,000	05/05/21	\$7.25	VACANT LAND	NB	Vacant(Commercial)	2	Y	
055	070	375160	4017	99,770	2983400	\$980,000	04/17/19	\$9.82	VACANT LAND	NB	Vacant(Commercial)	5	Y	
055	070	506640	0620	72,350	3101723	\$400,000	02/23/21	\$5.53	VACANT LAND	R48	Vacant(Multi-family)	1	Y	
055	070	750500	0900	41,125	3090691	\$934,525	12/16/20	\$22.72	VACANT LAND -- EXCESS HWY R/W	PD	Vacant(Single-family)	1	Y	
055	080	200900	4725	8,520	3129124	\$682,000	06/29/21	\$80.05	Allstate Insurance	D-C	Retail Store	1	Y	
055	080	201140	0524	54,279	3074635	\$475,000	10/06/20	\$8.75	Yard Storage for boats	D-C	Vacant(Commercial)	1	Y	
055	090	092204	9166	32,546	3067005	\$92,000	08/27/20	\$2.83	Vacant Commercial	B-P	Vacant(Commercial)	1	Y	
055	090	152204	9053	99,088	2992311	\$2,550,000	06/05/19	\$25.73	ESPRESSO & RV PARKING	IP	Parking(Commercial Lot)	1	Y	
055	090	152204	9059	118,919	3026686	\$2,794,126	12/18/19	\$23.50	VACANT COMMERCIAL	MCR	Single Family(C/I Zone)	1	Y	
055	090	152204	9103	13,500	3026687	\$195,000	12/18/19	\$14.44	VACANT LAND	MCR	Vacant(Commercial)	1	Y	
055	090	212204	9084	30,946	2990246	\$350,000	05/14/19	\$11.31	VACANT COMMERCIAL	MTC-1	Parking(Commercial Lot)	1	Y	
055	090	215640	0269	48,883	3130517	\$1,498,490	06/27/21	\$30.65	Vacant Commercial	PR-C	Vacant(Commercial)	1	Y	
055	090	250060	0080	76,674	3037596	\$4,500,000	03/09/20	\$58.69	former KOST AUTO SALES	PR-C	Auto Showroom and Lot	1	Y	
055	090	360180	0035	3,000	3102680	\$50,000	03/02/21	\$16.67	VACANT MULTIPLE	M-240	Vacant(Multi-family)	1	Y	
055	090	360240	0040	3,000	3102451	\$50,000	03/01/21	\$16.67	VACANT MULTIPLE	M-240	Vacant(Multi-family)	1	Y	
055	090	551400	0030	294,811	3050512	\$2,750,000	06/04/20	\$9.33	VACANT COMMERCIAL	MCR	Vacant(Commercial)	2	Y	
055	020	720480	0164	132,873	3118396	\$2,000,000	05/11/21	\$15.05	VACANT COMMERCIAL	BC	Vacant(Commercial)	2	Y	

Improvement Sales for Area 055 with Sales not Used

04/22/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	010	092104	9057	0	3152818	\$723,000	10/14/21	\$0.00	TRANSIT CENTER SITE	CC-C	Governmental Service	1	63	Sale price updated by sales id group
055	010	092104	9151	23,670	3075098	\$173,384	07/22/20	\$7.33	VILLA ESPERANZA	RM2400	Group Home	1	68	Non-gov't to gov't
055	010	092104	9256	5,722	2984115	\$20,199	04/10/19	\$3.53	WILD WILLY'S WORKWEAR	CC-F	Retail Store	1	24	Easement or right-of-way
055	010	242320	0030	150	3024507	\$2,000,000	11/27/19	\$13,333.33	ARCO	CC-C	Gas Station	1	68	Non-gov't to gov't
055	010	242320	0070	3,697	3010606	\$2,668,095	09/17/19	\$721.69	Sound Credit Union	CC-C	Bank	1	68	Non-gov't to gov't
055	020	042104	9077	4,920	3019162	\$104,700	10/24/19	\$21.28	STEEL LAKE GRANGE	RS5.0	Club	1	68	Non-gov't to gov't
055	020	052104	9157	2,331	3050189	\$100,000	06/04/20	\$42.90	SACAJAWEA VETERINARY CLINIC	BC	Vet/Animal Control Svcs	1	46	Non-representative sale
055	020	332204	9010	0	3013434	\$49,000	09/30/19	\$0.00	CRESTWOOD MHP (102)	RM1800	Mobile Home Park	1	49	Mobile home
055	030	114040	0020	6,650	2977046	\$1,315,000	03/12/19	\$197.74	BROOKLAKE PROFESSIONAL CENTER CONDO	OP	Condominium(Office)	1	13	Bankruptcy - receiver or trustee
055	030	926500	0258	19,725	3027541	\$1,375,000	12/26/19	\$69.71	CAMPUS SQUARE OFC PARK BLDG "C"	OP	Office Building	1	46	Non-representative sale
055	040	889700	0065	5,289	3028193	\$425,000	12/27/19	\$80.36	Boyko Motors	CE	Service Building	1	51	Related party, friend, or neighbor
055	050	132103	9098	14,568	3016828	\$8,788,600	10/17/19	\$603.28	CVS Pharmacy	BN	Retail Store	1	33	Lease or lease-hold
055	050	132103	9098	14,568	3142124	\$9,164,465	08/23/21	\$629.08	CVS Pharmacy	BN	Retail Store	1	33	Lease or lease-hold
055	050	873190	2741	0	3120559	\$600	04/22/21	\$0.00	VACANT RESIDENTIAL	RS7.2	Park, Private(Amuse Ctr)	1	51	Related party, friend, or neighbor
055	050	930100	0020	4,286	3140733	\$4,206,000	08/20/21	\$981.33	LINE RETAIL (STARBUCK'S & RETAIL)	BN	Retail(Line/Strip)	1	33	Lease or lease-hold
055	070	222104	9040	64,695	2992331	\$5,600,000	06/07/19	\$86.56	EAST CAMPUS CORP PARK IV (Primary)	OP-1	Office Building	3	33	Lease or lease-hold
055	080	200900	4782	4,876	2999983	\$2,936	07/01/19	\$0.60	Mixed-Use Building	D-C	Retail Store	1	24	Easement or right-of-way
055	080	514900	0090	1,804	3147325	\$196,300	09/21/21	\$108.81	MARINA PROFESSIONAL CENTER CONDO	D-C	Condominium(Office)	1	62	Auction sale
055	080	789320	0005	2,988	2977931	\$550,000	03/04/19	\$184.07	Dental Clinic	RS-7200	Medical/Dental Office	2	15	No market exposure
055	090	215640	0321	3,300	3120498	\$199,639	05/18/21	\$60.50	RETAIL BUILDING	PR-C	Retail(Line/Strip)	1	18	Quit claim deed
055	090	250060	0410	4,000	3063638	\$500	04/23/20	\$0.13	GENERAL TRANSMISSION REPAIR COMPA	MTC-2	Service Station	1	68	Non-gov't to gov't
055	090	250060	0411	11,250	3065686	\$500	06/16/20	\$0.04	Southgate Electric	MTC-2	Service Building	1	68	Non-gov't to gov't
055	090	250060	0455	6,966	3008321	\$602,397	08/29/19	\$86.48	Snow White Laundry / Sherwin Williams	MTC-1	Retail(Line/Strip)	3	52	Statement to dor
055	090	250060	0491	4,852	3029887	\$1,135,500	12/23/19	\$234.03	DISCOUNT CAR STEREO	MTC-1	Retail Store	1	68	Non-gov't to gov't
055	090	250060	0497	5,899	3029888	\$2,234,000	12/23/19	\$378.71	JIFFY LUBE & SERVICE GARAGE	MTC-1	Service Building	1	68	Non-gov't to gov't
055	090	250060	0506	11,920	2981056	\$2,375,000	04/05/19	\$199.24	VENDING EQUIPMENT CENTER	MTC-2	Service Building	1	68	Non-gov't to gov't

Vacant Sales for Area 055 with Sales not Used

04/22/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
055	020	282204	9244	22,729	3081030	\$1,550,000	10/29/20	\$68.19	VACANT LAND	C-C	Vacant(Commercial)	2	46	Non-representative sale
055	080	201140	0456	3,397	3049714	\$6,950	05/07/20	\$2.05	VACANT RESIDENTIAL	RS-7200	Vacant(Multi-family)	1	24	Easement or right-of-way
055	090	215640	0269	48,883	3150176	\$5,014,286	09/29/21	\$102.58	Vacant Commercial	PR-C	Vacant(Commercial)	1	56	Builder or developer sales
055	090	215640	0360	8,760	3148040	\$900,000	09/21/21	\$102.74	4 PLEX - DES MOINES	R-SE	4-Plex	1	68	Non-gov't to gov't
055	090	250060	0400	47,870	3092371	\$880,000	10/30/20	\$18.38	VACANT COMMERCIAL	MTC-2	Vacant(Commercial)	2	68	Non-gov't to gov't
055	090	250060	0441	116,157	3157130	\$700,000	11/05/21	\$6.03	DES MOINES WATER DISTRICT	MTC-2	Parking(Assoc)	2	63	Sale price updated by sales id group
055	090	250060	0535	50,093	2981942	\$1,451,000	04/12/19	\$28.97	VACANT COMMERCIAL	MTC-1	Vacant(Commercial)	2	68	Non-gov't to gov't
055	090	944300	0010	35,082	2975533	\$50,225	02/27/19	\$1.43	WILMINGTON OFFICES	MTC-2	Office Building	3	68	Non-gov't to gov't

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	038090	0010	32427 PACIFIC HWY S
55	40	038090	0020	No Situs Address
55	40	038090	0030	32529 PACIFIC HWY S
55	40	038090	0040	32703 PACIFIC HWY S
55	40	038090	0045	32621 PACIFIC HWY S
55	40	150050	0140	1401 S 324TH ST
55	40	150050	0150	32411 PACIFIC HWY S
55	40	162104	9023	32500 17TH AVE S
55	40	162104	9024	32700 PACIFIC HWY S
55	40	162104	9025	32610 PACIFIC HWY S
55	40	162104	9033	No Situs Address
55	40	162104	9037	2101 S 324TH ST
55	40	162104	9038	No Situs Address
55	40	162104	9039	No Situs Address
55	40	162104	9042	1616 S 325TH ST
55	40	162104	9043	32510 PACIFIC HWY S
55	40	162104	9044	32400 PACIFIC HWY S
55	40	162104	9049	1617 S 324TH ST
55	40	162104	9051	32530 PACIFIC HWY S
55	40	162104	9052	1615 S 325TH ST
55	40	162104	9054	32724 PACIFIC HWY S
55	40	172104	9014	1406 S 330TH ST
55	40	172104	9019	33002 15TH AVE S
55	40	172104	9020	33207 PACIFIC HWY S
55	40	172104	9026	No Situs Address
55	40	172104	9028	No Situs Address
55	40	172104	9030	No Situs Address
55	40	172104	9031	33110 14TH AVE S
55	40	172104	9033	33125 15TH AVE S
55	40	172104	9034	No Situs Address
55	40	172104	9035	33090 14TH AVE S
55	40	172104	9045	1430 S 330TH ST
55	40	172104	9046	No Situs Address
55	40	172104	9047	33333 PACIFIC HWY S
55	40	172104	9049	1304 S 332ND ST
55	40	172104	9051	33061 15TH AVE S
55	40	172104	9057	33040 14TH AVE S
55	40	172104	9059	33101 15TH AVE S
55	40	172104	9064	1404 S 332ND ST
55	40	172104	9065	32805 PACIFIC HWY S
55	40	172104	9067	33029 PACIFIC HWY S
55	40	172104	9068	32945 PACIFIC HWY S
55	40	172104	9069	1430 S 330TH ST
55	40	172104	9074	1411 S 330TH ST
55	40	172104	9078	1505 S 328TH ST

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	172104	9079	32829 PACIFIC HWY S
55	40	172104	9083	32427 PACIFIC HWY S
55	40	172104	9084	32427 PACIFIC HWY S
55	40	172104	9090	33070 14TH AVE S
55	40	172104	9100	33221 PACIFIC HWY S
55	40	172104	9102	32829 PACIFIC HWY S
55	40	172104	9112	33427 PACIFIC HWY S
55	40	172104	9124	33003 PACIFIC HWY S
55	40	172104	9138	876 S 333RD ST
55	40	185295	0020	35007 ENCHANTED PKWY S
55	40	185318	0020	No Situs Address
55	40	202104	9001	No Situs Address
55	40	202104	9004	33901 PACIFIC HWY S
55	40	202104	9021	1406 S 348TH ST
55	40	202104	9027	1019 S 351ST ST
55	40	202104	9028	901 S 348TH ST
55	40	202104	9041	34100 PACIFIC HWY S
55	40	202104	9042	34801 PACIFIC HWY S
55	40	202104	9043	35060 PACIFIC HWY S
55	40	202104	9044	34839 PACIFIC HWY S
55	40	202104	9047	35109 PACIFIC HWY S
55	40	202104	9048	34341 PACIFIC HWY S
55	40	202104	9051	34001 PACIFIC HWY S
55	40	202104	9052	34201 PACIFIC HWY S
55	40	202104	9053	34211 PACIFIC HWY S
55	40	202104	9059	1351 S 351ST ST
55	40	202104	9063	34225 PACIFIC HWY S
55	40	202104	9064	34600 PACIFIC HWY S
55	40	202104	9068	34303 PACIFIC HWY S
55	40	202104	9069	33601 PACIFIC HWY S
55	40	202104	9072	34051 PACIFIC HWY S
55	40	202104	9080	34010 PACIFIC HWY S
55	40	202104	9086	33903 PACIFIC HWY S
55	40	202104	9087	No Situs Address
55	40	202104	9088	1420 S 348TH ST
55	40	202104	9090	33905 PACIFIC HWY S
55	40	202104	9093	34315 16TH AVE S
55	40	202104	9100	34201 PACIFIC HWY S
55	40	202104	9107	34507 PACIFIC HWY S
55	40	202104	9109	34417 PACIFIC HWY S
55	40	202104	9116	35053 16TH AVE S
55	40	202104	9119	34110 PACIFIC HWY S
55	40	202104	9120	34020 PACIFIC HWY S
55	40	202104	9121	1200 S 344TH ST
55	40	202104	9124	1124 S 348TH ST

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	202104	9125	1221 S 343RD ST
55	40	202104	9131	No Situs Address
55	40	202104	9133	34727 PACIFIC HWY S
55	40	202104	9137	34222 PACIFIC HWY S
55	40	202104	9140	1105 S 348TH ST
55	40	202104	9145	34730 PACIFIC HWY S
55	40	202104	9148	35100 PACIFIC HWY S
55	40	202104	9155	35050 PACIFIC HWY S
55	40	202104	9160	34667 PACIFIC HWY S
55	40	202104	9162	35000 PACIFIC HWY S
55	40	202104	9163	35000 PACIFIC HWY S
55	40	202104	9167	1201 S 343RD ST
55	40	202104	9168	1211 S 343RD ST
55	40	202104	9169	1300 S 343RD ST
55	40	202104	9170	1200 S 343RD ST
55	40	202104	9171	1210 S 343RD ST
55	40	202104	9172	1220 S 343RD ST
55	40	202104	9176	34505 PACIFIC HWY S
55	40	212104	9003	No Situs Address
55	40	212104	9004	33645 20TH AVE S
55	40	212104	9007	1934 S 344TH ST
55	40	212104	9018	1710 S 344TH ST
55	40	212104	9024	1700 S 340TH ST
55	40	212104	9025	33606 PACIFIC HWY S
55	40	212104	9026	33832 PACIFIC HWY S
55	40	212104	9027	33616 PACIFIC HWY S
55	40	212104	9033	34114 21ST AVE S
55	40	212104	9037	No Situs Address
55	40	212104	9044	1910 S 344TH ST
55	40	212104	9045	1928 S 344TH ST
55	40	212104	9048	2025 S 341ST PL
55	40	212104	9050	34020 PACIFIC HWY S
55	40	212104	9055	34234 16TH AVE S
55	40	212104	9060	2011 S 341ST PL
55	40	212104	9061	2102 S 341ST PL
55	40	212104	9068	33838 PACIFIC HWY S
55	40	212104	9069	1641 S 336TH ST
55	40	212104	9073	1610 S 344TH ST
55	40	212104	9082	1924 S 341ST PL
55	40	212104	9085	2110 S 341ST PL
55	40	212104	9088	1820 S 347TH PL
55	40	212104	9089	1628 S 344TH ST
55	40	219260	0590	35030 16TH AVE S
55	40	250070	0020	No Situs Address
55	40	250090	0020	34428 16TH AVE S

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	250090	0040	34410 16TH AVE S
55	40	250090	0050	34512 16TH AVE S
55	40	250090	0070	No Situs Address
55	40	250090	0080	No Situs Address
55	40	250090	0090	34624 16TH AVE S
55	40	250090	0100	34530 16TH AVE S
55	40	250120	0020	1825 S 324TH PL
55	40	250120	0030	1826 S 324TH PL
55	40	250120	0040	1814 S 324TH PL
55	40	250120	0050	1815 S 324TH PL
55	40	250120	0060	1801 S 324TH PL
55	40	250120	0070	1804 S 324TH PL
55	40	250120	0080	1720 S 324TH PL
55	40	250120	0090	1715 S 324TH PL
55	40	250120	0100	1705 S 324TH PL
55	40	250120	0110	1703 S 324TH ST
55	40	250140	0010	1832 S 324TH PL
55	40	250140	0020	1832 S 324TH PL
55	40	269330	0010	2010 S 344TH ST
55	40	269330	0020	29130 9TH PL S
55	40	269330	0030	2010 S 344TH ST
55	40	269330	0040	2010 S 344TH ST
55	40	269330	0050	2010 S 344TH ST
55	40	269330	0060	2010 S 344TH ST
55	40	269330	0070	32627 PACIFIC AVE S
55	40	269330	0080	2010 S 344TH ST
55	40	269330	0090	2010 S 344TH ST
55	40	269330	0100	2010 S 344TH ST
55	40	269330	0110	2111 S 304TH ST
55	40	269330	0120	2010 S 344TH ST
55	40	269330	0130	2010 S 344TH ST
55	40	269330	0140	2010 S 344TH ST
55	40	269330	0150	2010 S 344TH ST
55	40	269330	0160	2010 S 344TH ST
55	40	269330	0170	2010 S 344TH ST
55	40	269330	0180	2010 S 344TH ST
55	40	269330	0190	2010 S 344TH ST
55	40	269330	0200	2010 S 344TH ST
55	40	269330	0210	2010 S 344TH ST
55	40	269330	0220	2010 S 344TH ST
55	40	269330	0230	2010 S 344TH ST
55	40	269330	0240	2010 S 344TH ST
55	40	269330	0250	2010 S 344TH ST
55	40	269330	0260	2010 S 344TH ST
55	40	269330	0270	2010 S 344TH ST

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	269330	0280	2010 S 344TH ST
55	40	269330	0290	2010 S 344TH ST
55	40	269330	0300	2010 S 344TH ST
55	40	269330	0310	2010 S 344TH ST
55	40	269330	0320	2010 S 344TH ST
55	40	269330	0330	2010 S 344TH ST
55	40	269330	0340	2010 S 344TH ST
55	40	269330	0350	2010 S 344TH ST
55	40	269330	0360	2010 S 344TH ST
55	40	269330	0370	2010 S 344TH ST
55	40	269330	0380	2010 S 344TH ST
55	40	269330	0390	2010 S 344TH ST
55	40	269330	0400	2010 S 344TH ST
55	40	269330	0410	2010 S 344TH ST
55	40	269330	0420	2010 S 344TH ST
55	40	269330	0430	2010 S 344TH ST
55	40	269330	0440	2010 S 344TH ST
55	40	269330	0450	2010 S 344TH ST
55	40	269330	0460	2010 S 344TH ST
55	40	269330	0470	2010 S 344TH ST
55	40	269330	0480	2010 S 344TH ST
55	40	269330	0490	2010 S 344TH ST
55	40	269330	0500	2010 S 344TH ST
55	40	269330	0510	2010 S 344TH ST
55	40	269330	0520	2010 S 344TH ST
55	40	269330	0530	2010 S 344TH ST
55	40	269330	0540	2010 S 344TH ST
55	40	269330	0550	2010 S 344TH ST
55	40	269330	0560	2010 S 344TH ST
55	40	269330	0570	2010 S 344TH ST
55	40	269330	0580	2010 S 344TH ST
55	40	269330	0590	2010 S 344TH ST
55	40	269330	0600	2010 S 344TH ST
55	40	269330	0610	2010 S 344TH ST
55	40	269330	0620	2010 S 344TH ST
55	40	269330	0630	2010 S 344TH ST
55	40	269330	0640	2010 S 344TH ST
55	40	269330	0650	2010 S 344TH ST
55	40	269330	0660	2010 S 344TH ST
55	40	269330	0670	2010 S 344TH ST
55	40	282104	9069	35700 ENCHANTED PKWY S
55	40	282104	9077	35620 ENCHANTED PKWY S
55	40	282104	9079	1643 S 352ND ST
55	40	282104	9112	No Situs Address
55	40	282104	9113	No Situs Address

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	282104	9125	1712 S 356TH ST
55	40	282104	9146	No Situs Address
55	40	282104	9172	35610 ENCHANTED PKWY S
55	40	282104	9178	1741 S 356TH ST
55	40	292104	9001	35433 16TH AVE S
55	40	292104	9002	1200 S 356TH ST
55	40	292104	9003	35516 PACIFIC HWY S
55	40	292104	9005	1505 S 356TH ST
55	40	292104	9006	3580 PACIFIC HWY S
55	40	292104	9010	850 S 356TH ST
55	40	292104	9019	629 S 356TH ST
55	40	292104	9025	35999 16TH AVE S
55	40	292104	9030	150 S 356TH ST
55	40	292104	9031	35316 1ST AVE S
55	40	292104	9034	35905 16TH AVE S
55	40	292104	9036	1215 S 356TH ST
55	40	292104	9038	35919 PACIFIC HWY S
55	40	292104	9039	955 S 356TH ST
55	40	292104	9049	1220 S 356TH ST
55	40	292104	9051	35855 PACIFIC HWY S
55	40	292104	9052	No Situs Address
55	40	292104	9064	35717 PACIFIC HWY S
55	40	292104	9075	35700 PACIFIC HWY S
55	40	292104	9076	35520 1ST AVE S
55	40	292104	9090	No Situs Address
55	40	292104	9092	35615 16TH AVE S
55	40	292104	9099	35600 PACIFIC HWY S
55	40	292104	9104	35975 PACIFIC HWY S
55	40	292104	9106	35650 PACIFIC HWY S
55	40	292104	9124	35800 PACIFIC HWY S
55	40	292104	9125	35400 PACIFIC HWY S
55	40	292104	9127	35505 PACIFIC HWY S
55	40	292104	9158	35210 PACIFIC HWY S
55	40	292104	9159	No Situs Address
55	40	379790	0010	34720 PACIFIC HWY S
55	40	379790	0020	34724 PACIFIC HWY S
55	40	390380	0010	1607 S 341ST PL
55	40	390380	0015	1625 S 341ST PL
55	40	390380	0020	1707 S 341ST PL
55	40	390380	0030	1909 S 341ST PL
55	40	390380	0040	1911 S 341ST PL
55	40	390380	0050	1925 S 341ST PL
55	40	390380	0060	1916 S 341ST PL
55	40	390380	0070	1908 S 341ST PL
55	40	390380	0080	1820 S 341ST PL

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	390380	0090	1800 S 341ST PL
55	40	390380	0100	34008 18TH PL S
55	40	390380	0110	1704 S 341ST ST
55	40	390380	0120	1720 S 341ST PL
55	40	390380	0130	1710 S 341ST PL
55	40	390380	0140	1620 S 341ST PL
55	40	390380	0150	1610 S 341ST PL
55	40	390380	0160	34004 16TH AVE S
55	40	768190	0020	33480 13TH PL S
55	40	768190	0030	33460 13TH PL S
55	40	768190	0040	33308 13TH PL S
55	40	768190	0045	33400 13TH PL S
55	40	768190	0070	33431 13TH PL S
55	40	797820	0005	33210 PACIFIC HWY S
55	40	797820	0010	No Situs Address
55	40	797820	0015	No Situs Address
55	40	797820	0025	33320 PACIFIC HWY S
55	40	797820	0050	33370 PACIFIC HWY S
55	40	797820	0060	33530 PACIFIC HWY S
55	40	797820	0081	1660 S 333RD ST
55	40	797820	0100	No Situs Address
55	40	797820	0162	No Situs Address
55	40	797820	0260	33201 24TH AVE S
55	40	797880	0020	32812 PACIFIC HWY S
55	40	797880	0040	32818 PACIFIC HWY S
55	40	797880	0060	32836 PACIFIC HWY S
55	40	797880	0080	32900 PACIFIC HWY S
55	40	797880	0100	32910 PACIFIC HWY S
55	40	797880	0120	32924 PACIFIC HWY S
55	40	797880	0160	33012 PACIFIC HWY S
55	40	797880	0180	33100 PACIFIC HWY S
55	40	797880	0200	33110 PACIFIC HWY S
55	40	797880	0240	33120 PACIFIC HWY S
55	40	797880	0250	33130 PACIFIC HWY S
55	40	797880	0260	1838 S 330TH ST
55	40	797880	0280	1900 S 330TH ST
55	40	797880	0381	1837 S 330TH ST
55	40	797880	0384	1660 S 333RD ST
55	40	889700	0005	34434 PACIFIC HWY S
55	40	889700	0010	34428 PACIFIC HWY S
55	40	889700	0015	34414 PACIFIC HWY S
55	40	889700	0020	34400 PACIFIC HWY S
55	40	889700	0025	1505 S 344TH ST
55	40	889700	0030	1515 S 344TH ST
55	40	889700	0037	No Situs Address

Physical Inspection 2022 - Area 55				
Area	Nghd	Major	Minor	Address
55	40	889700	0040	34415 16TH AVE S
55	40	889700	0055	34515 16TH AVE S
55	40	889700	0060	34525 16TH AVE S
55	40	889700	0065	34603 16TH AVE S
55	40	889700	0075	34611 16TH AVE S
55	40	889700	0080	34621 16TH AVE S
55	40	889700	0085	34627 16TH AVE S
55	40	889700	0090	No Situs Address
55	40	889700	0100	1506 S 348TH ST
55	40	889700	0115	1520 S 348TH ST
55	40	926503	0010	33501 PACIFIC HWY S
55	40	926503	0020	33525 PACIFIC HWY S
55	40	926503	0030	1500 S 336TH ST
55	40	926503	0035	33504 13TH PL S
55	40	926503	0040	1336 S 336TH ST
55	40	926503	0050	1230 S 336TH ST
55	40	926503	0053	33505 13TH PL S
55	40	926503	0055	No Situs Address

Improvement Sales for Area 060 with Sales Used

04/12/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	020	072105	9047	8,980	2999093	\$5,200,000	07/05/19	\$579.06	KID'S COUNTRY	C1	Daycare Center	1	Y
060	020	333990	0055	2,930	3009628	\$300,000	09/09/19	\$102.39	COLORTRONICS	C1	Retail Store	1	Y
060	020	745992	0030	7,888	3031728	\$1,850,000	01/24/20	\$234.53	OFFICE BUILDING	C1	Office Building	1	Y
060	020	182105	9015	11,899	3089688	\$2,750,000	12/15/20	\$231.11	PRICE HELTON FUNERAL HOME	C1	Mortuary/Cemeter	1	Y
060	020	333990	0305	5,000	3136197	\$1,182,000	07/29/21	\$236.40	"ST VINCENT DE PAUL"	C1	Retail Store	1	Y
060	020	030055	0030	1,682	3137396	\$460,000	08/03/21	\$273.48	AUBURN DENTAL	C1	Medical/Dental Of	1	Y
060	020	072105	9022	11,925	3148987	\$3,196,000	09/28/21	\$268.01	AUBURN COURT RETAIL CENTER	C1	Retail(Line/Strip)	1	Y
060	020	182105	9328	8,248	3151801	\$3,698,453	10/12/21	\$448.41	EVERGREEN EYE CLINIC	C1	Medical/Dental Of	1	Y
060	020	182105	9004	15,364	3054709	\$3,780,000	06/30/20	\$246.03	OFFICE AND RETAIL	C3	Office Building	1	Y
060	020	333990	0026	2,035	3085690	\$1,100,000	11/25/20	\$540.54	76 FOOD MART	C3	Conv Store with Ga	1	Y
060	020	000080	0014	2,763	3133139	\$1,170,000	05/20/21	\$423.45	CHEVRON EXTRA MILE	C3	Conv Store with Ga	1	Y
060	020	391020	0015	4,176	3166505	\$790,000	12/22/21	\$189.18	T'S AUTO REPAIR	C3	Service Building	1	Y
060	020	000100	0031	5,388	3166034	\$1,175,000	12/23/21	\$218.08	HOYT AUTO REBUILD	C3	Service Building	1	Y
060	020	264800	1060	24,115	2985260	\$2,000,000	04/26/19	\$82.94	MAIN STREET MARKET	CN	Shopping Ctr(Com	1	Y
060	020	556820	0210	3,000	3017399	\$405,000	10/23/19	\$135.00	OFFICE/RETAIL	DUC	Office Building	1	Y
060	020	030345	0080	1,379	3036055	\$665,000	02/26/20	\$482.23	AUBURN MEDICAL OFFICE BUILDING COM	DUC	Condominium(Offi	2	Y
060	020	049200	0235	1,330	3096531	\$350,000	01/20/21	\$263.16	BATTLEFIELD CAFE	DUC	Retail Store	1	Y
060	020	556820	0215	1,968	3102334	\$350,000	02/10/21	\$177.85	LIFEGATE KIDS THEATER	DUC	Retail Store	1	Y
060	020	001900	0020	3,928	3118494	\$660,000	05/07/21	\$168.02	THE SPUNKY MONKEY RESTAURANT	DUC	Retail Store	2	Y
060	020	781570	0360	2,542	3129463	\$750,000	06/28/21	\$295.04	A STREET AUTOMOTIVE	DUC	Service Building	1	Y
060	020	733140	0598	1,798	3143063	\$250,000	08/30/21	\$139.04	ADVANCE TIL PAYDAY	DUC	Retail Store	1	Y
060	020	781570	0370	12,168	3156398	\$2,040,000	11/01/21	\$167.65	PATRICIA BLDG	DUC	Office Building	1	Y
060	020	733540	0080	3,472	3013617	\$555,000	09/26/19	\$159.85	DENTAL CLINIC	RO	Medical/Dental Of	1	Y
060	020	949920	0197	2,256	3079236	\$400,000	10/29/20	\$177.30	THRIVENT FINANCIAL	RO	Single Family(C/I U	1	Y
060	020	333990	0845	1,240	3085521	\$320,000	11/25/20	\$258.06	WILLIAM M SUTTON DDS	RO	Medical/Dental Of	1	Y
060	020	333990	0890	2,163	3099469	\$307,200	02/11/21	\$142.02	GRANDMA'S CORNER GARAGE	RO	Service Building	1	Y
060	020	374760	0010	4,986	3111152	\$662,500	04/08/21	\$132.87	STATE FARM	RO	Office Building	1	Y
060	020	264800	0007	768	3112973	\$272,200	04/21/21	\$354.43	PROFESSIONAL CENTER	RO	Office Building	1	Y
060	020	685870	0120	5,264	3151145	\$1,000,000	10/07/21	\$189.97	CASCADE PLAZA	RO	Retail Store	1	Y
060	030	446340	0045	9,732	3155768	\$1,250,000	10/28/21	\$128.44	PRINTCO	C2	Industrial(Gen Pur	2	Y
060	030	540160	0160	1,112	2972184	\$285,000	01/29/19	\$256.29	H2O SYSTEMS (CONVERTED RESIDENCE)	DUC	Office Building	1	Y
060	030	391500	0230	3,853	3050101	\$555,000	05/21/20	\$144.04	HAPPY EXPRESS RESTAURANT	DUC	Restaurant/Lounge	3	Y
060	030	328480	0035	2,553	3064368	\$445,000	08/19/20	\$174.30	JABEZ CONSTRUCTION	DUC	Restaurant/Lounge	1	Y
060	030	391500	0085	8,852	3085305	\$1,050,000	11/19/20	\$118.62	AUBURN SAMOAN ASSEMBLY	DUC	Warehouse	1	Y
060	030	112104	9034	20,220	2982854	\$3,275,000	04/10/19	\$161.97	WAREHOUSE	M1	Warehouse	1	Y

Improvement Sales for Area 060 with Sales Used

04/12/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	030	030351	0140	14,100	2984038	\$2,150,000	04/18/19	\$152.48	INCUBATOR SPACE	M1	Warehouse	1	Y
060	030	122104	9033	61,152	3005407	\$11,225,000	08/15/19	\$183.56	WHITE RIVER PARK (2 BLDGS)	M1	Warehouse	1	Y
060	030	664937	0070	4,320	3012813	\$765,000	09/30/19	\$177.08	PARK 17 WAREHOUSE CONDO	M1	Warehouse	2	Y
060	030	129160	0060	17,766	3014751	\$3,075,000	10/08/19	\$173.08	PACIFIC WIRE	M1	Warehouse	1	Y
060	030	945200	0011	3,230	3046237	\$530,000	05/06/20	\$164.09	MARIANNE BUSINESS PARK BLDG C	M1	Warehouse	1	Y
060	030	030351	0040	15,704	3085383	\$3,000,000	11/25/20	\$191.03	FLEX BUILDING	M1	Warehouse	1	Y
060	030	112104	9031	17,442	3097899	\$2,000,000	01/22/21	\$114.67	NICOLAS COMP SAND BLASTING	M1	Service Building	1	Y
060	030	945200	0010	5,940	3136742	\$1,130,000	08/02/21	\$190.24	MARIANNE BUSINESS PARK BLDG B	M1	Warehouse	1	Y
060	030	030351	0090	16,730	3150853	\$2,159,000	10/05/21	\$129.05	IGLESIAS DE DIOS PENTECOSTAL	M1	Warehouse	1	Y
060	030	030351	0080	17,856	3163976	\$2,304,400	12/09/21	\$129.05	VARSITY FACILITY SERVICES	M1	Warehouse	1	Y
060	035	512540	0160	4,500	2969719	\$700,000	01/09/19	\$155.56	AUBURN TRANSMISSION & AUTO REPAIR	C3	Service Building	1	Y
060	035	000400	0058	39,220	2985986	\$9,500,000	04/15/19	\$242.22	AUBURN VALLEY MAZDA	C3	Auto Showroom ar	5	Y
060	035	512540	0090	2,114	3013638	\$1,725,000	09/30/19	\$815.99	ENTERPRISE RENT-A-CAR	C3	Auto Showroom ar	2	Y
060	035	936060	0351	5,570	3113481	\$1,483,000	04/20/21	\$266.25	AUBURN DETAIL SHOP	C3	Service Building	1	Y
060	035	000400	0115	31,850	3136060	\$9,600,000	07/30/21	\$301.41	COMCAST	C3	Office Building	2	Y
060	035	936060	0135	3,970	3149670	\$1,220,000	09/29/21	\$307.30	COFFEY CHIROPRACTIC	C3	Medical/Dental Of	2	Y
060	035	000460	0019	58,400	3161650	\$9,500,000	11/27/21	\$162.67	ARMSTRONG HOMES	C3	Retail Store	4	Y
060	035	936060	0139	7,912	3166724	\$2,350,000	12/22/21	\$297.02	STAN'S HEADERS AND EXHAUST	C3	Service Building	1	Y
060	035	030132	0050	2,172	3002343	\$238,000	07/23/19	\$109.58	AUBURN FLYERS CONDO III	LF	Air Terminal and H	1	Y
060	035	030040	0200	1,710	3010696	\$100,000	09/13/19	\$58.48	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	Y
060	035	030040	0050	984	3011721	\$120,000	09/19/19	\$121.95	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	Y
060	035	030040	0250	1,000	3027888	\$150,000	12/02/19	\$150.00	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	Y
060	035	030080	0120	1,020	3043291	\$150,000	04/16/20	\$147.06	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and H	1	Y
060	035	030080	0140	1,020	3043954	\$155,000	04/20/20	\$151.96	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and H	1	Y
060	035	030040	0420	1,805	3064934	\$130,000	08/12/20	\$72.02	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	Y
060	035	030040	0160	936	3066013	\$100,000	08/12/20	\$106.84	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	Y
060	035	030130	0080	1,176	3073670	\$75,000	09/30/20	\$63.78	AUBURN FLYERS CONDO I	LF	Air Terminal and H	1	Y
060	035	030080	0180	2,856	3078915	\$310,000	10/25/20	\$108.54	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and H	1	Y
060	035	885551	0090	14,464	3006680	\$2,350,000	08/02/19	\$162.47	ACCEL PLASTICS	M1	Warehouse	1	Y
060	035	936000	0131	67,764	3049037	\$10,500,000	05/20/20	\$154.95	PRIMUS BUMSTEAD MANUFACTURING	M1	Industrial(Gen Pur	1	Y
060	035	936000	0163	20,210	3072049	\$3,535,000	09/14/20	\$174.91	INDUSTRIAL BUILDING	M1	Industrial(Light)	1	Y
060	035	936000	0085	16,559	3090266	\$3,450,000	11/09/20	\$208.35	TABS PLUS INC.	M1	Industrial(Light)	1	Y
060	035	885550	0030	47,019	3143800	\$8,400,000	08/28/21	\$178.65	OLIVER MARKETING	M1	Warehouse	1	Y
060	035	000400	0047	6,550	2975320	\$1,050,000	02/27/19	\$160.31	NUMATIC FINISHING	M2	Warehouse	1	Y
060	035	158060	0230	34,920	2983764	\$6,750,000	04/22/19	\$193.30	FERGUSON	M2	Industrial(Gen Pur	1	Y

Improvement Sales for Area 060 with Sales Used

04/12/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	035	158060	0270	101,300	3075761	\$14,720,000	10/12/20	\$145.31	ALVIS BUSINESS PARK	M2	Warehouse	3	Y
060	035	158060	0260	21,900	3088993	\$4,855,525	12/11/20	\$221.71	SAFETY-KLEEN	M2	Warehouse	1	Y
060	035	000400	0087	10,560	3153070	\$2,400,000	10/06/21	\$227.27	COMFORT MECHANICAL	M2	Industrial(Gen Pur	1	Y
060	035	158060	0251	55,637	3157060	\$7,809,900	11/04/21	\$140.37	POWER LINE INDUSTRIAL PARK	M2	Industrial(Light)	4	Y
060	035	000400	0040	37,200	3164089	\$4,186,600	12/08/21	\$112.54	WHSE/OFFICE BLDG	M2	Warehouse	1	Y
060	040	215200	0079	7,200	3030435	\$625,000	01/14/20	\$86.81	WAREHOUSE	RA5	Warehouse	1	Y
060	040	215200	0075	23,040	3036687	\$3,100,000	03/02/20	\$134.55	WASTE MANAGEMENT GLACIER	RA5	Industrial(Light)	3	Y
060	060	112106	9031	4,380	3016692	\$1,200,000	10/11/19	\$273.97	BOOTS TAVERN	CC	Tavern/Lounge	1	Y
060	060	187140	0105	4,000	3107449	\$510,000	03/25/21	\$127.50	CUMBERLAND GROCERY	NB	Conv Store withou	1	Y
060	060	152106	9033	4,074	3028153	\$539,750	12/09/19	\$132.49	MAMA'S	NC	Restaurant/Lounge	1	Y
060	060	152106	9060	336	3092342	\$250,000	12/17/20	\$744.05	VACANT - OFFICE	NC	Office Building	1	Y
060	060	084400	0680	3,372	2971877	\$400,000	01/28/19	\$118.62	RESTAURANT / APARTMENT / WAREHOU	TC	Restaurant/Lounge	1	Y

Vacant Sales for Area 060 with Sales Used

04/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	020	333990	0075	21,730	3005579	\$290,000	08/15/19	\$13.35	COMPUTER SOLUTIONS	C1	Retail Store	1	Y
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBO RV/COUNTRY SQ/MOTORAMA	C3	Retail(Line/Strip)	1	Y
060	035	936000	0189	114,839	3020054	\$500,000	11/11/19	\$4.35	VACANT COMMERCIAL	C3	Vacant(Commercial)	1	Y
060	035	936060	0305	1,401,970	3019541	\$12,080,000	11/07/19	\$8.62	COPPER GATE APARTMENT SITE	C4	Vacant(Multi-family)	5	Y
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y
060	060	112106	9084	233,046	2990632	\$650,000	05/30/19	\$2.79	VACANT LAND	CC	Vacant(Commercial)	1	Y
060	020	173580	0190	5,500	2981926	\$70,000	04/03/19	\$12.73	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y
060	030	352204	9021	393,455	3060587	\$9,578,000	07/31/20	\$24.34	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y

Improvement Sales for Area 060 with Sales not Used

04/12/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	020	540510	0025	17,105	2987193	\$2,500,000	05/09/19	\$146.16	MERRITT MEDICAL BUILDING	RO-H	Medical/Dental	4	12	Estate administrator, guardian, etc
060	020	030055	0030	1,682	3109257	\$460,000	10/09/20	\$273.48	AUBURN DENTAL	C1	Medical/Dental	1	18	Quit claim deed
060	030	030351	0140	14,100	2995974	\$2,150,000	04/18/19	\$152.48	INCUBATOR SPACE	M1	Warehouse	1	20	Correction deed
060	040	102105	9008	0	3098848	\$812,000	02/03/21	\$0.00	PACIFIC RACEWAYS VACANT LAND	IP	Sport Facility	15	22	Partial interest (1/3, 1/2, etc.)
060	020	182105	9262	7,120	2992062	\$1,931	05/31/19	\$0.27	FIRST CHURCH OF CHRIST SCIENTIST	R20	Church/Welfare	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	Bank	1	24	Easement or right-of-way
060	060	152106	9033	4,369	3104620	\$10	02/12/21	\$0.00	MAMA'S	NC	Restaurant/Loun	1	32	\$1,000 sale or less
060	020	000080	0035	32,503	3050614	\$3,000,000	05/29/20	\$92.30	AUBURN AIRPORT PLAZA	C3	Retail Store	1	33	Lease or lease-hold
060	035	000460	0011	11,180	3150566	\$1,400,000	10/07/21	\$125.22	USED CAR SALES	C3	Retail Store	1	36	Plottage
060	030	362204	9021	49,435	3041256	\$5,347,500	03/20/20	\$108.17	WAREHOUSE	M1	Warehouse	1	44	Tenant
060	020	917260	0040	2,250	2999267	\$1,100,000	07/10/19	\$488.89	RESTAURANT	C1	Restaurant/Loun	1	46	Non-representative sale
060	030	714000	0040	2,925	3163171	\$1,091,000	12/09/21	\$372.99	RAINIER VIEW BUILDING A	M1	Warehouse	1	46	Non-representative sale
060	035	030040	0270	1,000	3129839	\$225,000	07/02/21	\$225.00	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and	1	46	Non-representative sale
060	035	030040	0150	936	3002952	\$52,000	07/30/19	\$55.56	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and	1	51	Related party, friend, or neighbor
060	040	102105	9003	15,228	3136898	\$2,984,100	05/13/21	\$195.96	PACIFIC RACEWAYS GRAND PRIX & PARKIN	IP	Sport Facility	15	51	Related party, friend, or neighbor
060	060	112106	9035	3,076	3022946	\$901,000	11/14/19	\$292.91	COLUMBIA BANK	CC	Bank	1	51	Related party, friend, or neighbor
060	060	112106	9028	20,718	3044665	\$10,000	04/14/20	\$0.48	PROVIDENT ELECTRIC	CC	Warehouse	2	51	Related party, friend, or neighbor
060	030	030350	0140	7,200	3041575	\$1,200,000	04/03/20	\$166.67	COUNTER CRAFT	M1	Warehouse	1	64	Sales/leaseback
060	030	132104	9007	24,000	3166973	\$22,015,000	12/28/21	\$917.29	UTILITY TRAILER SALES	EP	Industrial(Light)	1	64	Sales/leaseback
060	020	048900	0070	7,590	3031937	\$650,000	01/31/20	\$85.64	AUBURN THEATRE	DUC	Movie Theater	1	68	Non-gov't to gov't
060	020	733140	0427	1,428	3061548	\$2,075,000	08/03/20	\$1,453.08	JIFFY LUBE	DUC	Mini Lube	1	N	

Vacant Sales for Area 060 with Sales not Used

04/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	040	032105	9161	147,668	3060679	\$525,000	07/24/20	\$3.56	VACANT COMMERCIAL	C1	Vacant(Commercial)	1	15	No market exposure
060	035	936000	0200	1,611,870	3019545	\$750,000	11/07/19	\$0.47	VACANT COMMERCIAL	C4	Vacant(Commercial)	9	23	Forced sale
060	060	012106	9002	16,446,079	3139478	\$200,000	08/03/21	\$0.01	RESERVE SILICA SANDMINE	F	Vacant(Commercial)	7	52	Statement to dor
060	035	936060	0269	25,080	3113913	\$20,000	04/26/21	\$0.80	USED CAR SALES LOT	C4	Vacant(Commercial)	1	59	Bulk portfolio sale
060	035	936060	0005	160,249	3025001	\$3,000,000	11/19/19	\$18.72	VACANT COMMERCIAL	C3	Vacant(Commercial)	4	65	Plans and permits
060	060	112106	9099	41,410	2974646	\$350,000	02/21/19	\$8.45	VACANT LAND	CC	Vacant(Commercial)	1	68	Non-gov't to gov't
060	040	042105	9053	61,907	3018785	\$480,000	10/31/19	\$7.75	ELEMENTARY SCHOOL SITE	R5	School(Public)	2	68	Non-gov't to gov't
060	040	042105	9053	61,907	3018440	\$480,000	10/31/19	\$7.75	SCHOOL SITE	R5	School(Public)	2	68	Non-gov't to gov't

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	000220	0004	
60	30	000220	0005	7200 S 285TH ST
60	30	000220	0006	4400 B ST NW
60	30	000460	0001	2401 B ST NW
60	30	000460	0005	306 29TH ST NW
60	30	000460	0009	
60	30	000460	0039	2605 B ST NW
60	30	000460	0040	304 29TH ST NW
60	30	012104	9005	420 37TH ST NW
60	30	012104	9012	2880 WEST VALLEY HWY N
60	30	012104	9014	1005 29TH ST NW
60	30	012104	9020	2836 RON CROCKETT DR NW
60	30	012104	9021	20 B ST NW
60	30	012104	9022	7651 S 288TH ST
60	30	012104	9023	7701 S 288TH ST
60	30	012104	9027	515 29TH ST NW
60	30	012104	9028	2800 WEST VALLEY HWY N
60	30	012104	9029	328 37TH ST NW
60	30	012104	9031	727 29TH ST NW
60	30	012104	9033	1003 29TH ST NW
60	30	012104	9034	7401 S 300TH ST
60	30	012104	9035	1001 29TH ST NW
60	30	012104	9036	2702 WEST VALLEY HWY N
60	30	012104	9039	1302 26TH ST NW
60	30	012104	9040	1320 26TH ST NW
60	30	012104	9041	2702 WEST VALLEY HWY N
60	30	012104	9046	420 37TH ST NW
60	30	012104	9047	227 29TH ST NW
60	30	012104	9048	1144 29TH ST NW
60	30	012104	9049	1124 29TH ST NW
60	30	022104	9005	1410 37TH ST NW
60	30	022104	9029	2603 WEST VALLEY HWY N
60	30	022104	9056	2707 WEST VALLEY HWY N
60	30	022104	9073	
60	30	022104	9075	3815 WEST VALLEY HWY N
60	30	022104	9098	3705 WEST VALLEY HWY N
60	30	022104	9124	4005 WEST VALLEY HWY N
60	30	022104	9142	2623 WEST VALLEY HWY N
60	30	022104	9149	5830 S 300TH ST
60	30	022104	9159	
60	30	022104	9188	2621 WEST VALLEY HWY N
60	30	022104	9210	2615 WEST VALLEY HWY N
60	30	022104	9211	2617 WEST VALLEY HWY N
60	30	022104	9212	2619 WEST VALLEY HWY N
60	30	022104	9236	2711 WEST VALLEY HWY N

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	022104	9239	2703 WEST VALLEY HWY N
60	30	030200	0540	31438 55TH AVE S
60	30	030300	0080	5220 S 305TH ST
60	30	030350	0010	1433 WEST VALLEY HWY N
60	30	030350	0020	1408 15TH ST NW
60	30	030350	0030	1520 15TH ST NW
60	30	030350	0040	1531 14TH ST NW
60	30	030350	0060	1417 WEST VALLEY HWY NW
60	30	030350	0070	1401 WEST VALLEY HWY N
60	30	030350	0080	1357 WEST VALLEY HWY N
60	30	030350	0090	1337 WEST VALLEY HWY N
60	30	030350	0100	1502 14TH ST NW
60	30	030350	0120	1520 14TH ST NW
60	30	030350	0140	1401 R ST NW
60	30	030350	0150	1411 R ST NW
60	30	030350	0160	1435 R ST NW
60	30	030350	0170	1445 R ST NW
60	30	030351	0010	1402 20TH ST NW
60	30	030351	0020	1801 WEST VALLEY HWY N
60	30	030351	0040	1701 WEST VALLEY HWY N
60	30	030351	0060	1519 WEST VALLEY HWY N
60	30	030351	0070	1501 WEST VALLEY HWY N
60	30	030351	0080	1502 PIKE ST NW
60	30	030351	0090	1520 PIKE ST NW
60	30	030351	0100	1602 PIKE ST NW
60	30	030351	0110	1702 PIKE ST NW
60	30	030351	0120	1720 PIKE ST NW
60	30	030351	0130	1802 PIKE ST NW
60	30	030351	0150	1610 20TH ST NW
60	30	030351	0160	1502 20TH ST NW
60	30	030351	0170	1805 PIKE ST NW
60	30	030351	0171	1807 PIKE ST NW
60	30	030351	0200	1601 PIKE ST NW
60	30	030351	0210	1501 15TH ST NW
60	30	030351	0220	1521 15TH ST NW
60	30	030351	0230	1601 15TH ST NW
60	30	030352	0010	1519 14TH ST NW
60	30	030352	0020	1513 14TH ST NW
60	30	050100	0035	233 W MAIN ST
60	30	050100	0045	301 W MAIN ST
60	30	050100	0070	15 C ST NW
60	30	112104	9003	
60	30	112104	9008	5214 S 305TH ST
60	30	112104	9009	5750 S 316TH ST
60	30	112104	9012	1500 WEST VALLEY HWY N

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	112104	9018	1307 WEST VALLEY HWY N
60	30	112104	9022	5602 S 316TH ST
60	30	112104	9031	
60	30	112104	9032	2141 WEST VALLEY HWY N
60	30	112104	9034	1502 22ND ST NW
60	30	112104	9035	1530 22ND ST NW
60	30	112104	9040	
60	30	122104	9001	311 23RD ST NE
60	30	122104	9002	2300 EMERALD DOWNS DR
60	30	122104	9003	2016 H ST NW
60	30	122104	9004	311 15TH ST NE
60	30	122104	9005	2101 M ST NW
60	30	122104	9006	2100 WEST VALLEY HWY N
60	30	122104	9007	1502 WEST VALLEY HWY N
60	30	122104	9009	801 15TH ST NW
60	30	122104	9011	1218 WEST VALLEY HWY N
60	30	122104	9012	1098 WEST VALLEY HWY N
60	30	122104	9013	803 15TH ST NW
60	30	122104	9016	1401 C ST NW
60	30	122104	9021	800 H ST NW
60	30	122104	9022	2000 H ST NW
60	30	122104	9023	250 15TH ST NE
60	30	122104	9029	1500 B ST NW
60	30	122104	9030	803 C ST NW
60	30	122104	9033	2200 WEST VALLEY HWY N
60	30	122104	9034	2102 WEST VALLEY HWY N
60	30	122104	9036	1820 WEST VALLEY HWY N
60	30	122104	9037	2400 WEST VALLEY HWY N
60	30	122104	9038	1500 WEST VALLEY HWY N
60	30	122104	9039	1504 WEST VALLEY HWY N
60	30	122104	9040	2000 WEST VALLEY HWY N
60	30	122104	9041	1700 M ST NW
60	30	129160	0010	2201 WEST VALLEY HWY N
60	30	129160	0020	1415 22ND ST NW
60	30	129160	0030	1425 22ND ST NW
60	30	129160	0040	1435 22ND ST NW
60	30	129160	0050	1517 22ND ST NW
60	30	129160	0060	2201 R ST NW
60	30	129160	0070	2101 R ST NW
60	30	132104	9001	601 C ST NW
60	30	132104	9002	701 6TH ST NW
60	30	132104	9003	411 CLAY ST
60	30	132104	9004	500 WESTERN ST
60	30	132104	9005	1301 W MAIN ST
60	30	132104	9006	902 W MAIN ST

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	132104	9007	904 W MAIN ST
60	30	132104	9008	1016 W MAIN ST
60	30	132104	9009	1240 W MAIN ST
60	30	132104	9010	1302 W MAIN ST
60	30	132104	9013	1302 4TH ST SW
60	30	132104	9022	250 W MAIN ST
60	30	132104	9024	800 W MAIN ST
60	30	132104	9027	1336 W MAIN ST
60	30	132104	9031	922 W MAIN ST
60	30	132104	9043	940 W MAIN ST
60	30	132104	9044	502 CLAY ST
60	30	132104	9048	740 CLAY ST
60	30	132104	9052	1204 W MAIN ST
60	30	132104	9053	1200 W MAIN ST
60	30	132104	9055	
60	30	132104	9064	1416 W MAIN ST
60	30	132104	9065	530 3RD ST SW
60	30	132104	9066	101 LUND RD
60	30	132104	9067	780 W MAIN ST
60	30	132104	9069	1400 W MAIN ST
60	30	132104	9073	1408 W MAIN ST
60	30	132104	9074	1348 W MAIN ST
60	30	132104	9076	1480 W MAIN ST
60	30	132104	9082	620 H ST NW
60	30	132104	9083	702 3RD ST SW
60	30	132104	9084	328 C ST NW
60	30	132104	9086	520 H ST NW
60	30	132104	9087	420 H ST NW
60	30	132104	9097	550 3RD ST SW
60	30	132104	9099	301 LUND RD
60	30	132104	9100	405 LUND RD
60	30	132104	9102	401 LUND RD
60	30	132104	9104	302 LUND RD
60	30	132104	9105	902 4TH ST SW
60	30	132104	9107	1028 4TH ST SW
60	30	132104	9108	402 LUND RD
60	30	132104	9110	440 CLAY ST
60	30	132104	9117	540 3RD ST SW
60	30	132104	9118	
60	30	142104	9007	1550 W MAIN ST
60	30	142104	9009	1600 W MAIN ST
60	30	142104	9011	2020 MOUNTAIN VIEW DR
60	30	142104	9013	1 WEST VALLEY HWY N
60	30	142104	9014	10 WEST VALLEY HWY N
60	30	142104	9015	60 WEST VALLEY HWY N

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	142104	9016	220 WEST VALLEY HWY N
60	30	142104	9017	2020 MOUNTAIN VIEW DR
60	30	142104	9036	1508 MAIN ST
60	30	142104	9048	200 WEST VALLEY HWY S
60	30	142104	9049	250 WEST VALLEY HWY S
60	30	142104	9051	300 WEST VALLEY HWY S
60	30	142104	9062	55 WEST VALLEY HWY S
60	30	142104	9067	2020 MOUNTAIN VIEW DR
60	30	142104	9070	400 WEST VALLEY HWY N
60	30	142104	9075	2 WEST VALLEY HWY S
60	30	142104	9077	1500 4TH ST SW
60	30	147740	0060	
60	30	147740	0065	
60	30	147740	0070	
60	30	147740	0075	
60	30	147740	0085	
60	30	147740	0100	
60	30	147740	0200	
60	30	158060	0010	3615 WEST VALLEY HWY S
60	30	158060	0029	29254 WEST VALLEY HWY N
60	30	158060	0030	1234 37TH ST NW
60	30	158060	0031	3618 WEST VALLEY HWY N
60	30	158060	0034	1226 37TH ST NW
60	30	158060	0050	1002 37TH ST NW
60	30	158060	0090	1002 29TH ST NW
60	30	158060	0091	1208 29TH ST NW
60	30	158060	0092	1004 29TH ST NW
60	30	158060	0096	1221 29TH ST NW
60	30	158060	0150	3220 RON CROCKETT DR NW
60	30	158060	0151	3211 B ST NW
60	30	158060	0152	
60	30	158060	0200	513 29TH ST NW
60	30	158060	0210	305 29TH ST NW
60	30	158260	0020	623 37TH ST NW
60	30	158260	0021	203 37TH ST NW
60	30	158260	0022	201 37TH ST NW
60	30	158260	0023	207 37TH ST NW
60	30	158260	0025	205 37TH ST NW
60	30	158260	0030	415 37TH ST NW
60	30	158260	0040	621 37TH ST NW
60	30	158260	0050	695 37TH ST NW
60	30	158260	0060	
60	30	158260	0066	800 37TH ST NW
60	30	158260	0070	
60	30	158260	0075	

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	158260	0085	1301 37TH ST NW
60	30	158260	0093	1225 37TH ST NW
60	30	158260	0095	1231 37TH ST NW
60	30	328430	0035	
60	30	328480	0035	721 W MAIN ST
60	30	352204	9016	6600 S 287TH ST
60	30	352204	9021	
60	30	352204	9027	6408 S 287TH ST
60	30	352204	9028	
60	30	352204	9039	
60	30	352204	9046	
60	30	352204	9047	6610 S 287TH ST
60	30	352204	9067	
60	30	352204	9082	
60	30	362204	9005	
60	30	362204	9008	
60	30	362204	9013	4052 WEST VALLEY HWY N
60	30	362204	9018	S 285TH ST
60	30	362204	9019	
60	30	362204	9021	813 44TH ST NW
60	30	362204	9022	
60	30	391500	0060	201 G ST SW
60	30	391500	0085	632 W MAIN ST
60	30	391500	0105	602 W MAIN ST
60	30	391500	0125	28 G ST SW
60	30	391500	0145	640 1ST ST SW
60	30	391500	0155	
60	30	391500	0175	224 G ST SW
60	30	391500	0230	530 W MAIN ST
60	30	391500	0245	508 W MAIN ST
60	30	391500	0250	506 W MAIN ST
60	30	391500	0255	504 W MAIN ST
60	30	391500	0380	448 W MAIN ST
60	30	391500	0405	18 E ST SW
60	30	391500	0417	17 D ST SW
60	30	391500	0484	
60	30	393390	0015	739 W MAIN ST
60	30	393390	0030	
60	30	393390	0040	22 H ST NW
60	30	395440	0005	
60	30	395440	0050	
60	30	395440	0090	
60	30	395440	0095	400 3RD ST SW
60	30	395440	0125	
60	30	446340	0005	401 W MAIN ST

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	446340	0020	
60	30	446340	0035	750 2ND ST NW
60	30	446340	0040	706 2ND ST NW
60	30	446340	0045	32 G ST NW
60	30	446340	0046	32 G ST NW
60	30	446340	0050	101 F ST NW
60	30	446340	0071	233 D ST NW
60	30	446340	0072	231 D ST NW
60	30	446340	0073	
60	30	446340	0080	615 2ND ST NW
60	30	446340	0090	701 2ND ST NW
60	30	446340	0100	204 H ST NW
60	30	446340	0111	221 H ST NW
60	30	446340	0112	
60	30	446340	0136	325 D ST NW
60	30	446340	0138	200 D ST NW
60	30	446340	0150	322 CLAY ST NW
60	30	446340	0190	116 CLAY ST
60	30	446340	0220	
60	30	446340	0230	899 W MAIN ST
60	30	446340	0280	215 CLAY ST NW
60	30	446340	0290	201 CLAY ST NW
60	30	446340	0300	935 W MAIN ST
60	30	446340	0320	119 CLAY ST
60	30	446340	0323	107 CLAY ST NW
60	30	446340	0325	901 W MAIN ST
60	30	446340	0340	1025 W MAIN ST
60	30	446340	0350	1045 W MAIN ST
60	30	446340	0351	38 WESTERN ST
60	30	446340	0364	
60	30	446340	0365	302 WESTERN ST
60	30	446340	0430	413 WESTERN AVE NW
60	30	446340	0450	329 WESTERN AVE
60	30	446340	0470	101 WESTERN ST
60	30	540160	0060	327 C ST NW
60	30	540160	0085	309 C ST NW
60	30	540160	0120	245 C ST NW
60	30	540160	0160	205 C ST NW
60	30	540160	0175	232 C ST NW
60	30	540160	0200	280 C ST NW
60	30	540160	0235	301 2ND ST NW
60	30	540160	0260	
60	30	540210	0065	12 D ST NW
60	30	540210	0080	8 D ST NW
60	30	540210	0130	208 D ST NW

Physical Inspection 2022- Area 60				
Area	Sub	Major	Minor	SitusAddr
60	30	540210	0145	
60	30	540210	0185	315 3RD ST NW
60	30	554730	0005	210 W MAIN ST
60	30	554730	0075	308 W MAIN ST
60	30	554730	0170	
60	30	554730	0185	107 C ST SW
60	30	554730	0210	
60	30	554730	0270	110 2ND ST SW
60	30	664937	0000	1721 WEST VALLEY HWY N
60	30	664960	0020	5108 D ST NW
60	30	664960	0065	
60	30	664960	0080	4703 D ST NW
60	30	714000	0000	210 44TH ST NW
60	30	926280	0330	32800 58TH AVE S
60	30	926280	0341	2020 MOUNTAIN VIEW DR
60	30	936000	0005	S 285TH ST
60	30	936000	0010	S 285TH ST
60	30	936000	0011	S 285TH ST
60	30	936000	0012	S 285TH ST
60	30	936000	0013	S 285TH ST
60	30	936000	0014	S 285TH ST
60	30	936000	0015	S 285TH ST
60	30	936000	0016	S 285TH ST
60	30	936000	0017	S 285TH ST
60	30	936000	0025	
60	30	936000	0030	
60	30	936000	0040	
60	30	936000	0045	608 44TH ST NW
60	30	936000	0055	506 44TH ST NW
60	30	936000	0065	322 44TH ST NW
60	30	936000	0070	310 44TH ST NW
60	30	936000	0075	280 44TH ST NW
60	30	936000	0077	260 44TH ST NW
60	30	945200	0010	
60	30	945200	0011	1401 20TH ST NW
60	30	945200	0012	1419 20TH ST NW
60	30	945200	0030	1427 20TH ST NW
60	30	945200	0040	1501 20TH ST NW
60	30	945200	0050	1517 20TH ST NW
60	30	945200	0060	1531 20TH ST NW
60	30	945200	0070	2001 R ST NW

Improvement Sales for Area 062 with Sales Used

02/09/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	010	012780	0060	3,288	3116094	\$717,000	04/30/21	\$218.07	ALGONA BUSINESS PARK CONDO	C-1	Warehouse	1	Y	
062	010	030150	0040	22,966	3093251	\$4,850,000	01/06/21	\$211.18	OPUS PARK 167 BUILDING NO. 3A	C3	Warehouse	1	Y	
062	010	030150	0200	63,350	3006107	\$9,450,000	08/19/19	\$149.17	AUBURN 400	C3	Warehouse	2	Y	
062	010	242104	9096	28,295	3095167	\$5,950,000	01/14/21	\$210.28	JUNIOR ACHIEVEMENT CENTER	C3	Office Building	1	Y	
062	010	335340	1475	0	2971078	\$1,650,000	01/23/19	\$0.00	CENTRAL VALLEY MOBILE HOME PARK	RS 6	Mobile Home Park	2	Y	
062	010	335340	4350	0	3080043	\$800,000	10/26/20	\$0.00	COMMERCIAL LUMBER SUPPLY	RO	Industrial(Light)	3	Y	
062	010	335640	6935	843	2974116	\$200,000	02/14/19	\$237.25	KAY'S BARBER SHOP	C-1	Office Building	1	Y	
062	010	335640	7840	5,124	3037781	\$1,300,000	02/21/20	\$253.71	ROYAL BEAR TAVERN	C-3	Tavern/Lounge	1	Y	
062	010	362104	9004	60,782	3125785	\$10,015,015	06/15/21	\$164.77	ACCU-DUCT	M-1	Industrial(Gen Purpose)	2	Y	
062	010	885600	0990	1,032	3017625	\$620,000	10/28/19	\$600.78	RAINBOW PLAYGROUND DEPOT	C-3	Office Building	1	Y	
062	010	885600	1950	15,700	3032023	\$4,530,000	01/31/20	\$288.54	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
062	010	885600	1950	15,700	3155378	\$4,950,000	10/27/21	\$315.29	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
062	010	885600	2669	2,601	3086069	\$566,000	11/30/20	\$217.61	GENERATION CONSTRUCTION	IL	Industrial(Light)	1	Y	
062	010	885600	4705	1,056	3128751	\$347,000	06/22/21	\$328.60	SFR/BARBER SHOP	C-1	Single Family(C/I Use)	2	Y	
062	010	885600	4710	3,456	3073358	\$800,000	09/21/20	\$231.48	VALLEY MART & APARTMENT	C-1	Apartment(Mixed Use)	1	Y	
062	010	954300	0185	3,020	3095651	\$230,000	01/21/21	\$76.16	ALGONA PACIFIC CHURCH OF GOD	C-1	Church/Welfare/Relig Srvc	1	Y	
062	020	192105	9114	21,296	2986068	\$3,650,000	05/01/19	\$171.39	HABITAT FOR HUMANITY	C1	Retail Store	1	Y	
062	020	192105	9249	7,168	2974581	\$1,950,000	02/13/19	\$272.04	KLEIN AUTO SALES & SERVICE	C3	Auto Showroom and Lot	1	Y	
062	020	192105	9293	1,815	3025654	\$2,350,000	12/13/19	\$1,294.77	76 FOOD MART	C1	Conv Store with Gas	1	Y	
062	020	232104	9036	12,000	3059795	\$3,150,000	07/20/20	\$262.50	J F C RACING	C3	Retail Store	2	Y	
062	020	314160	0050	2,688	3165870	\$816,000	12/17/21	\$303.57	SUDSTAR CAR WASH	C3	Car Wash	1	Y	
062	020	314160	0640	2,400	2991063	\$500,000	05/30/19	\$208.33	VALLEY PUMP INC	C3	Warehouse	1	Y	
062	020	392140	0035	2,512	3127816	\$600,000	06/21/21	\$238.85	AUBURN CHIROPRACTIC CLINIC	C1	Medical/Dental Office	1	Y	
062	020	711650	0200	3,992	3040530	\$650,000	03/26/20	\$162.83	GEO DYNAMICS CO	R7	Industrial(Gen Purpose)	2	Y	
062	020	746890	0005	1,716	3026871	\$325,000	12/17/19	\$189.39	KING OF PHO	C3	Restaurant/Lounge	1	Y	
062	030	192105	9121	1,755	3159252	\$11,600,000	11/09/21	\$6,609.69	AUBURN PARK M H 52 SW 34 DW	RMHP	Mobile Home Park	1	Y	
062	030	192105	9343	4,880	3090187	\$925,000	12/17/20	\$189.55	NORSTAR INDUSTRIES	C3	Industrial(Gen Purpose)	1	Y	
062	030	212105	9108	47,451	3089649	\$5,500,000	12/15/20	\$115.91	NW FAMILY CHURCH	R20	Church/Welfare/Relig Srvc	1	Y	
062	030	302105	9016	0	3007942	\$4,500,000	08/27/19	\$0.00	LAURELWOOD MOBILE HOME PARK 37 S	RMHP	Mobile Home Park	1	Y	
062	030	302105	9334	2,400	3016493	\$1,300,000	10/14/19	\$541.67	7-ELEVEN	C3	Conv Store with Gas	1	Y	
062	030	335440	0700	240	3159845	\$1,500,000	11/18/21	\$6,250.00	ESPRESSO STAND - FORMER MHP	HC	Mobile Home Park	1	Y	
062	030	787740	0030	3,464	3017464	\$1,150,000	10/28/19	\$331.99	AUTO EMISSIONS FACILITY	C3	Service Building	1	Y	
062	040	202006	9042	1,677	3148833	\$399,990	09/27/21	\$238.52	FIRE STATION #28	A35	Governmental Service	1	34	Use-change after sale; not in ratio
062	040	212006	9087	4,336	3076315	\$450,000	10/12/20	\$103.78	PLATEAU VETERINARY SERVICES	A35	Office Building	1	Y	
062	040	232006	9018	19,046	3157403	\$10,580,000	10/20/21	\$555.50	FRANCISCAN MEDICAL CENTER	GO	Medical/Dental Office	1	Y	
062	040	232006	9161	3,515	3161976	\$1,000,000	11/29/21	\$284.50	DENTIST OFFICE	GO	Medical/Dental Office	1	Y	
062	040	348700	0030	1,344	3013118	\$385,000	09/25/19	\$286.46	HOWELLS MEDICAL CONDOMINIUM	GO	Condominium(Office)	1	Y	
062	050	236100	0060	20,560	3102873	\$2,250,000	03/01/21	\$109.44	JOHNSON EXTERIORS	LI	Warehouse	1	Y	
062	050	236180	0065	10,375	3158435	\$1,050,000	11/12/21	\$101.20	CARPET STORE	CB2	Retail(Line/Strip)	1	Y	
062	050	236180	0200	10,000	3163556	\$1,957,700	12/06/21	\$195.77	RESTAURANT	CB2	Retail Store	1	Y	
062	050	242006	9094	8,302	3024406	\$1,250,000	12/05/19	\$150.57	RAINIER PLAZA	HCB	Retail(Line/Strip)	1	Y	
062	050	242006	9414	8,600	3142909	\$1,250,000	08/27/21	\$145.35	M & L MACHINE	LI	Warehouse	1	Y	
062	050	242006	9440	4,520	3095473	\$700,000	01/19/21	\$154.87	VACANT OFFICE / WAREHOUSE	HCB	Warehouse	2	Y	
062	050	242006	9516	6,600	3097255	\$750,000	01/29/21	\$113.64	NW Fund Raising	HCB	Warehouse	1	Y	
062	050	242006	9551	8,880	3039541	\$1,450,000	03/20/20	\$163.29	RETAIL & APT	HCB	Retail Store	1	Y	
062	050	712730	0225	1,290	3018957	\$400,000	10/31/19	\$310.08	CRYSTAL COIFFEURE-BEAUTY SALON	HCB	Retail Store	2	Y	
062	050	800510	0085	6,000	3089914	\$1,450,000	12/16/20	\$241.67	FAMILY CARE CLINIC	CB2	Medical/Dental Office	2	Y	

Improvement Sales for Area 062 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	050	800610	0009	4,273	3136263	\$800,000	07/07/21	\$187.22	OFFICE BUILDING	HCB	Office Building	1	Y	
062	060	192007	9046	22,986	2999522	\$2,360,000	07/10/19	\$102.67	GARCO CONSTRUCTION (Formerly the Fa	LI	Industrial(Light)	2	Y	
062	060	192007	9091	22,080	3018263	\$2,025,000	10/29/19	\$91.71	GARCO WAREHOUSE (Formerly Farman's	LI	Warehouse	1	Y	
062	060	236070	0120	7,250	3091910	\$1,080,000	12/30/20	\$148.97	ENUMCLAW INDUSTRIAL CONDOMINIUM	LI	Warehouse	3	Y	
062	060	242006	9542	41,440	2979404	\$3,175,000	03/22/19	\$76.62	STAGEPLAN WAREHOUSE	LI	Industrial(Heavy)	1	Y	
062	060	252006	9116	1,296	3034023	\$1,050,000	02/12/20	\$810.19	VACANT RETAIL STORE	HCB	Retail Store	1	Y	

Vacant Sales for Area 062 with Sales Used

05/31/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	VACANT LAND	IL	Vacant(Industrial)	6	Y	
062	010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	VACANT COMMERCIAL	C-1	Vacant(Commercial)	1	Y	
062	010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	VACANT LAND	C-1	Vacant(Commercial)	1	Y	
062	010	335640	1735	40,000	3127985	\$125,000	06/23/21	\$3.13	VACANT COMMERCIAL	C-1	Vacant(Commercial)	2	Y	
062	010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	VACANT LAND/SLOPE HILLSIDE	C-3	Vacant(Commercial)	1	Y	
062	010	352104	9076	341,945	2993326	\$4,640,337	06/12/19	\$13.57	VACANT INDUSTRIAL	IL	Vacant(Industrial)	3	Y	
062	010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	VACANT / WETLANDS	HC	Vacant(Commercial)	1	Y	
062	010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	VACANT COMMERCIAL	HC	Vacant(Commercial)	4	26	Imp changed after sale; not in ratio
062	020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	POTTERY MFG	C3	Industrial(Light)	2	Y	
062	020	192105	9306	69,614	3089394	\$1,150,000	12/10/20	\$16.52	AUBURN SKATE CONNECTION	C1	Skating Rink(Ice/Roller)	1	Y	
062	020	232104	9013	192,421	3014370	\$1,287,500	10/08/19	\$6.69	VACANT COMMERCIAL - SLOPE	C3	Vacant(Commercial)	1	Y	
062	020	242104	9068	498,762	3025702	\$9,500,000	12/16/19	\$19.05	SUPERVALUE WAREHOUSE	M2	Warehouse	1	Y	
062	030	192105	9028	37,700	2969451	\$355,000	01/02/19	\$9.42	VACANT LAND	C3	Vacant(Commercial)	1	Y	
062	030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	VACANT LAND	C3	Vacant(Commercial)	1	Y	
062	030	331360	0470	76,692	3061065	\$750,000	07/31/20	\$9.78	CHARTLEY HOUSE	R20	Group Home	1	Y	
062	050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	VACANT LAND	LI	Vacant(Industrial)	1	Y	
062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	Vacant(Industrial)	1	Y	
062	050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	Vacant Commercial Land Former (THAI REST)	CB2	Vacant(Commercial)	1	Y	
062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	Vacant(Multi-family)	3	Y	
062	060	192007	9123	104,000	3018271	\$625,000	10/24/19	\$6.01	VACANT LAND	LI	Vacant(Industrial)	1	Y	
062	060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	VACANT LAND	LI	Vacant(Industrial)	1	Y	
062	060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	VACANT - WETLANDS	R-4	Vacant(Multi-family)	1	Y	
062	060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	QUARRY MINE	MP	Mining/Quarry/Ore Process	4	Y	

Improvement Sales for Area 062 with Sales not Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	010	362104	9094	53,088	3049085	\$1,500,000	05/29/20	\$28.25	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
062	010	362104	9094	53,088	3049220	\$6,125,000	05/29/20	\$115.37	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
062	010	885600	2040	24,048	3164867	\$2,700,000	12/07/21	\$112.28	HIR	HC	Warehouse	2	51	Related party, friend, or neighbor
062	010	954300	1510	2,400	3002966	\$675,000	07/31/19	\$281.25	PLUS ONE	C-1	Office Building	1	51	Related party, friend, or neighbor
062	020	030150	0300	7,280	3027874	\$2,950,000	12/26/19	\$405.22	VERITY / MEN'S WEARHOUSE	C3	Retail Store	1	33	Lease or lease-hold
062	020	097900	0012	4,625	3116356	\$1,500	04/06/21	\$0.32	CHASTAIN COURT	RO	Office Building	1	24	Easement or right-of-way
062	020	915010	0275	3,334	3018686	\$2,765	08/20/19	\$0.83	AUBURN YOUTH RESOURCES	R7	Office Building	1	68	Non-gov't to gov't
062	030	302105	9032	56,556	3094579	\$7,000,000	01/11/21	\$123.77	IMAGINETICS	C3	Industrial(Gen P	1	22	Partial interest (1/3, 1/2, etc.)
062	030	302105	9334	2,400	3030381	\$2,665,000	01/14/20	\$1,110.42	7-ELEVEN	C3	Conv Store with	1	25	Fulfillment of contract deed
062	040	012006	9025	4,286	3150165	\$279,036	09/24/21	\$65.10	KRAIN CORNER INN	NB	Restaurant/Loun	1	22	Partial interest (1/3, 1/2, etc.)
062	040	212006	9039	22,033	3070202	\$1,250,000	09/10/20	\$56.73	ENUMCLAW SALES PAVILION	A35	Farm	1	51	Related party, friend, or neighbor
062	040	272006	9045	60,120	3141661	\$1,000,000	08/24/21	\$16.63	ENUMCLAW AIRPORT	R-2	Air Terminal and	1	51	Related party, friend, or neighbor
062	040	342105	9008	3,016	3013770	\$1,076	08/28/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018557	\$1,076	03/03/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018558	\$1,435	03/04/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018559	\$2,153	03/04/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018560	\$1,435	03/04/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018561	\$1,076	03/05/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018565	\$4,306	03/05/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018566	\$1,076	03/05/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018567	\$2,153	05/07/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018568	\$4,306	03/09/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018569	\$4,306	03/11/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018580	\$1,435	03/12/19	\$0.48	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018581	\$1,076	03/12/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018582	\$4,306	03/12/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018583	\$4,306	03/15/19	\$1.43	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018585	\$2,153	07/16/19	\$0.71	INDIAN MISSION	MIT	Church/Welfare,	1	22	Partial interest (1/3, 1/2, etc.)
062	040	342105	9008	3,016	3018601	\$1,076	03/17/19	\$0.36	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018602	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018603	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	342105	9008	3,016	3018604	\$12,917	03/29/19	\$4.28	INDIAN MISSION	MIT	Church/Welfare,	1	68	Non-gov't to gov't
062	040	866100	0006	3,015	2981705	\$3,300,000	04/05/19	\$1,094.53	7 - 11 Convenience Store	NB	Conv Store with	2	1	Personal property included
062	050	242006	9497	7,724	3032161	\$775,000	01/23/20	\$100.34	ERICS AUTOMOTIVE & DELI	CB2	Retail Store	1	51	Related party, friend, or neighbor
062	060	012006	9031	840	3155679	\$1,600,000	10/27/21	\$1,904.76	MISTY MOUNTAIN MHP (30 sites 27 SW,	RA5	Mobile Home Pa	1	46	Non-representative sale
062	060	252006	9074	2,528	3010126	\$111,965	09/04/19	\$44.29	SKI & MOUNTAIN SHOP	HCB	Retail Store	1	51	Related party, friend, or neighbor
062	060	252006	9123	6,970	3036340	\$142,498	02/26/20	\$20.44	RAINIER MEDICAL CENTER	HCB	Office Building	1	51	Related party, friend, or neighbor

Vacant Sales for Area 062 with Sales not Used

05/31/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	010	335340	1860	21,690	3105018	\$2,700	11/14/20	\$0.12	VACANT INDUSTRIAL	IL	Vacant(Industrial)	1	24	Easement or right-of-way
062	010	335640	1715	28,000	3120348	\$150,000	05/24/21	\$5.36	VACANT LAND	C-1	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
062	010	335640	1715	28,000	3031531	\$150,000	01/27/20	\$5.36	VACANT LAND	C-1	Vacant(Commercial)	1	46	Non-representative sale
062	010	352104	9026	104,480	3105020	\$62,000	10/30/20	\$0.59	VACANT INDUSTRIAL	IL	Vacant(Industrial)	2	24	Easement or right-of-way
062	010	885600	2186	11,586	2975547	\$20,000	02/26/19	\$1.73	VACANT INDUSTRIAL	IL	Vacant(Commercial)	1	51	Related party, friend, or neighbor
062	010	885600	4160	70,411	3108198	\$6,052,000	03/26/21	\$85.95	VACANT COMMERCIAL	HC	Vacant(Commercial)	1	33	Lease or lease-hold
062	010	954300	1115	61,855	3020242	\$31,600	11/05/19	\$0.51	VACANT LAND/WETLANDS	HC	Vacant(Multi-family)	1	62	Auction sale
062	010	954300	1250	24,000	3079478	\$15,000	10/29/20	\$0.63	VACANT MULTIPLE	R-M	Vacant(Multi-family)	3	51	Related party, friend, or neighbor
062	010	954300	1267	23,600	3020243	\$20,000	11/05/19	\$0.85	VACANT LAND/WETLANDS	HC	Vacant(Commercial)	1	67	Gov't to non-gov't
062	030	202105	9020	3,500	3097910	\$2,035	02/03/21	\$0.58	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
062	030	202105	9020	3,500	3098000	\$5,450	02/03/21	\$1.56	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-family)	1	52	Statement to dor
062	040	312105	9068	54,885	3111934	\$75,000	04/14/21	\$1.37	VACANT MULTIFAMILY	R20	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
062	040	352105	9031	17,985	2973439	\$70,000	02/12/19	\$3.89	COOPERS CORNER	RA10	Retail Store	1	51	Related party, friend, or neighbor
062	050	396690	0005	18,000	3023090	\$29,000	10/17/19	\$1.61	VACANT COMMERCIAL	CB1	Vacant(Commercial)	1	46	Non-representative sale
062	060	192007	9121	25,586	3138269	\$30,000	07/16/21	\$1.17	VACANT LAND	R-4	Vacant(Single-family)	1	51	Related party, friend, or neighbor
062	060	192007	9152	67,082	2997833	\$299,999	06/27/19	\$4.47	VACANT LAND	R-4	Vacant(Multi-family)	1	22	Partial interest (1/3, 1/2, etc.)

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
012005	9004	MUCKLESHOOT GOVERNMENT BLDG	39105 180TH AVE SE
012005	9016	NEW DEVELOPMENT	
012005	9020	FIRE STATION	17920 SE 400TH ST
012005	9022	MUCKLESHOOT VACANT LAND	
012005	9024	CEMETARY	38508 172ND AVE SE
012005	9033	MUCKLESHOOT COMMUNITY CTR	38811 172ND AVE SE
012005	9038	MUCKLESHOOT HEALTH CLINIC	38929 172ND AVE SE
012005	9039	RAINIER ORGANIC BAKERY	38629 AUBURN-ENUMCLAW RD SE
012005	9042	MUCKLESHOOT LIBRARY	
012005	9043	CHURCH PARKING	
012005	9047	MUCKLESHOOT HEALTH & WELLNESS CTR	
012005	9049	MUCKLESHOOT SERVICES & OLD SCHOOL	38977 172ND AVE SE
012005	9051	MUCKLESHOOT GOVERNMENT SVC BLDG & 2 OFFICES	17610 SE 400TH ST
012005	9056	MUCKLESHOOT TRIBAL ADMIN	38709 172ND AVE SE
012005	9057	MUCKLESHOOT CHILDRENS GRP HOME	38911 172ND AVE SE
012005	9058	MUCKLESHOOT TRIBE PARKING & SHED	
012005	9088	MUCKLESHOOT CHURCH	
012005	9089	TRIBAL COLLEGE	39811 AUBURN-ENUMCLAW RD SE
012005	9091	MUCKLESHOOT TRIBE	39015 A 172ND AVE SE
012006	9025	KRAIN CORNER INN	39929 264TH AVE SE
022005	9014	VACANT	
022006	9114	KING COUNTY FIRE DISTRICT 46	39404 244TH AVE SE
032006	9016	GE & B NURSERY & LANDSCAPING	24004 SE 400TH ST
034940	0340	VACANT LAND/2 FT WIDE STRIP	
062006	9015	COUNTRY PEDDLER	19428 SE 400TH ST
062006	9022	WABASH PRESBYTERIAN CHURCH	18325 SE 384TH ST
062006	9024	FIRE STATION	19317 SE 384TH ST
062006	9025	NEUWAUKUM GRANGE	38402 180TH AVE SE
062006	9029	WABASH CHURCH	18325 SE 384TH ST
062006	9029	WABASH CHURCH	18325 SE 384TH ST
085300	0100	10 UNIT - LYKSTAD	1514 GRIFFIN AVE
089800	0005	10 UNIT - ROOSEVELT AVENUE	2233 ROOSEVELT AVE
089901	0010	4 PLEX - GILLESPIE (2 OF 2)	2759 INITIAL PL
089901	0020	4 PLEX - GOLODETS	1555 SEMANSKI ST
089901	0030	4 Plex - Anderson	2733 INITIAL PL
089901	0040	4 PLEX - JEAN	2707 INITIAL PL
089901	0050	4 PLEX - MURPHY	2721 INITIAL PL
089901	0060	4 PLEX - SUY (1 of 2)	2708 INITIAL PL
089901	0070	4 PLEX - BARR	2734 INITIAL PL
089901	0080	4 PLEX - GILLESPIE (1 OF 2)	2762 INITIAL PL
089901	0090	4 PLEX - SUY (2 of 2)	INITIAL PL
092006	9070	WESTWOOD ELEMENTARY SCHOOL	21200 SE 416TH ST
112006	9008	NORTHWEST BIBLE CHURCH	24815 SE 400TH ST
122005	9003	MUCKLESHOOT NATIVE CHURCH	
122005	9009	VACANT LAND ASSOCIATED WITH AMPHITHEATER	
122005	9011	VACANT LAND PART OF AMPHITHEATER COMPLEX	
122005	9020	VACANT LAND PART OF AMPHITHEATER COMPLEX	
122005	9022	WHITE RIVER AMPHITHEATER	40405 AUBURN-ENUMCLAW RD SE
122005	9023	VACANT LAND	

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
122005	9030	NEW DEVELOPMENT	
122005	9031	WHITE RIVER AMPHITHEATER	
122005	9036	MUCKLESHOOT CHILD WELFARE	40320 AUBURN-ENUMCLAW RD SE
122005	9037	AMPHITHEATER PARKING	40411 AUBURN-ENUMCLAW RD SE
122005	9039	MUCKLESHOOT PUBLIC WORKS	17501 SE 400TH ST
122006	9034	TRI-PLEX AND ROCKRIDGE ORCHARDS & CIDERY	40709 264TH AVE SE
131350	0200	PSE GAS	3509 LEMONTREE LN SE
131350	0310	CAMERON PARK	3727 LEMON TREE LN
132006	9015	FIRST BAPTIST CHURCH	3466 PORTER ST
132006	9128	CIRCLE H MOBILE HOME PARK (SW 33 DW 5)	26300 SE 424TH ST
132006	9217	4 PLEX - BOUFFARD	26211 SE 424TH ST
142700	0010	4 PLEX - VAUGHN	2764 LAUKALA PL
142700	0020	4 PLEX - RIEDERER (1 OF 2)	2748 LAUKALA PL
142700	0030	4 PLEX - KIM	2730 LAUKALA PL
142700	0040	4 PLEX - THOMAS	2714 LAUKALA PL
142700	0050	4 PLEX - KNIGHT	2648 LAUKALA PL
142700	0060	4 PLEX - CAMAIL	2634 LAUKALA PL
142700	0070	4 PLEX - EILLIS-WANG	2612 LAUKALA PL
142700	0080	4 PLEX - BRADSHAW (2 OF 2)	312 CHARWILA LN
142700	0090	4 PLEX - BRADSHAW (1 OF 2)	250 CHARWILA LN
142700	0100	4 PLEX - FATHRSON (2 OF 2)	230 CHARWILA LN
142700	0101	4 PLEX - LUCAS (3 OF 4)	220 CHARWILA LN
142700	0110	4 PLEX - FATHRSON (1 OF 2)	210 CHARWILA LN
142700	0111	4 PLEX - LUCAS (2 OF 4)	222 CHARWILA LN
142700	0112	4 PLEX - LUCAS (4 OF 4)	218 CHARWILA LN
142700	0120	4 PLEX - SCHWETER	144 CHARWILA LN
142700	0121	4 PLEX - LUCAS (1 OF 4)	180 CHARWILA LN
142700	0130	4 PLEX - VERITAS	2547 WARNER AVE
142700	0140	4 PLEX - WILLIAMS (1 OF 2)	2561 WARNER AVE
142700	0150	4 PLEX - WILLIAMS (2 OF 2)	2615 WARNER AVE
152006	9003	CITY OF ENUMCLAW CEMETERY	SE 416TH ST
152006	9024	CITY OF ENUMCLAW CEMETERY	SE 416TH ST
152006	9042	CITY OF ENUMCLAW CEMETARY	23717 SE 416TH ST
152006	9088	SUBSTATION-PUGET POWER	22810 SE 424TH ST
182006	9044	PUGET POWER-SUB STATION	41810 180TH AVE SE
202006	9011	OLSON'S MEATS & SMOKE HOUSE	19916 SE 436TH ST
212006	9010	WAREHOUSES USED FOR GROWING OPERATIONS	21446 SE 436TH ST
212006	9028	TEXACO COUNTRY CORNER	43529 228TH AVE SE
212006	9039	ENUMCLAW SALES PAVILION	22712 SE 436TH ST
212006	9087	PLATEAU VETERNARY SERVICES	22531 SE 436TH ST
212006	9091	Wetzel Family Dairy	43319 228TH AVE SE
212105	9072	GREEN VALLEY MEATS & DELI	34025 SE GREEN VALLEY RD
212106	9026	Fish Hatchery	21317 SE 348TH ST
212106	9043	FIRE STATION DIST #44	34920 212TH AVE SE
222006	9011	YELLA BEAK TAVERN	23525 SE 436TH ST
222006	9031	BILL'S COUNTRY FARM & FEED	23407 SE 436TH ST
222006	9043	KINGDOM HALL - CHURCH	24009 SE 436TH ST
222006	9088	VACANT LAND	24235 SE 440TH ST
222006	9097	MT RAINIER CHRISTIAN CENTER	1846 OSCEOLA ST N

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
222006	9128	HILLSIDE COMMUNITY CHURCH	24015 SE 436TH WAY
222006	9170	SFR CONVERTED to OFFICE	1878 OSCEOLA ST N
222006	9198	PARKING FOR HILLSIDE COMMUNITY CHURCH	SE 436TH WAY
232006	9002	BYRON KIBLER SCHOOL	2057 KIBLER AVE
232006	9005	CHURCH OF CHRIST	2627 KIBLER AVE
232006	9007	SFR Converted to Office	2715 GRIFFIN AVE
232006	9008	ENUMCLAW SCHOOL DIST BLDGS	2022 KIBLER AVE
232006	9015	SEVENTH DAY ADVENTIST CHURCH	3333 GRIFFIN AVE
232006	9015	SEVENTH DAY ADVENTIST CHURCH	3333 GRIFFIN AVE
232006	9017	LINE RETAIL	2987 GRIFFIN AVE
232006	9018	FRANCISCAN MEDICAL CENTER	3021 GRIFFIN AVE
232006	9019	MEDICAL OFFICE	2884 GRIFFIN AVE
232006	9025	EMERALD COURT RETIREMENT APARTMENTS	1600 GARFIELD ST
232006	9037	COUNTRY ANIMAL HOSPITAL	24407 SE 440TH ST
232006	9040	MEDICAL OFFICE	2820 GRIFFIN AVE
232006	9042	ENUMCLAW MOOSE LODGE	24506 SE 448TH ST
232006	9093	5 UNIT - ANDRUSKY	2940 GRIFFIN AVE
232006	9105	VACANT LAND	
232006	9147	DENTAL OFFICES	2817 GRIFFIN AVE
232006	9161	DENTIST OFFICE	2617 GRIFFIN AVE
232006	9164	PERSON REALTY	2867 GRIFFIN AVE
232006	9181	SACRED HEART CHURCH	1614 FARRELLY ST
232006	9181	SACRED HEART CHURCH	1614 FARRELLY ST
232006	9183	MCKEE ENTERPRISES	2918 GRIFFIN AVE
232006	9221	PUGET POWER	44720 244TH AVE SE
232006	9229	VACANT LAND	
232006	9244	V F W POST #1945	44426 244TH AVE SE
232006	9251	WINDERMERE R.E. OFFICE	2744 GRIFFIN AVE
232006	9290	DENTIST OFFICE	1771 FARRELLY ST
232006	9299	CARL HART, CPA	1745 FARRELLY ST
232006	9314	HIGH POINT VILLAGE RETIREMENT CO	1777 HIGHPOINT ST
232006	9315	VACANT LAND	3101 GRIFFIN AVE
232006	9316	NOR-PAC SEATING OFFICES	3255 GRIFFIN AVE
232006	9323	DENTAL OFFICE	2949 GRIFFIN AVE
232006	9324	DENTAL OFFICE	2660 GRIFFIN AVE
242006	9019	PLAYFIELD - TENNIS CTS	2222 PORTER ST
242006	9038	JJ SMITH (PRESCHOOL) ELEMENTARY SCHOOL	1640 FELL ST
242006	9039	VACANT (PORTION OF IMP ON -9038 ON THIS SITE) JJ SMITH	
242006	9046	GREEN RIVER C.C. @ ENUMCLAW	1414 GRIFFIN AVE
242006	9160	5 UNIT - REYNOLDS	2132 PORTER ST
242006	9172	6 UNIT - REYNOLDS (1 OF 2)	2150 PORTER ST
242006	9194	VACANT LAND PARKING FOR CHURCH	1530 SORENSON AVE
242006	9218	4 PLEX - BINETTI, JOS (1 of 2)	1926 HILLCREST AVE
242006	9224	DWIGHT GARRETT PARK	2200 PORTER ST
242006	9261	TRINITY LUTHERAN CHURCH	1521 WASHINGTON AVE
242006	9310	MIXED USE APT & SERVICE GAR	1902 PORTER ST
242006	9467	VACANT LAND PARKING FOR CHURCH/MINOR 9261	1521 WASHINGTON AVE
242006	9560	4 PLEX - BINETTI, JOS (2 of 2)	1966 KIBLER AVE
242360	0210	AIR STRIP	20600 SE 376TH ST

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
252006	9013	U.S. BANK	955 COLE ST
252006	9093	AUTOZONE	907 COLE ST
262006	9016	ENUMCLAW HIGH SCHOOL	226 SEMANSKI ST
262006	9019	SOUTHWOOD ELEMENTARY SCHOOL	899 244TH AVE SE
262006	9020	ENUMCLAW MIDDLE SCHOOL	550 SEMANSKI ST
262006	9024	VERANDAS APARTMENTS	219 SEMANSKI ST
262006	9032	CITY OF ENUMCLAW/WTP	
262006	9041	VACANT MULTI-FAMILY LAND	
262006	9051	14 UNIT - CLOWDER	2054 ROOSEVELT AVE
262006	9052	ROOSEVELT AUTOMOTIVE & EXHAUST & RALEY'S AUTOBODY	2328 ROOSEVELT AVE
262006	9056	4 PLEX - CERMAK	948 MYRTINE ST
262006	9088	CITY OF ENUMCLAW/WASTEWATER TREATMENT PLANT	289 SEMANSKI ST
262006	9092	RUNLAND'S	2206 ROOSEVELT AVE
262006	9094	SFR CONV OFFICE & 2 GARAGES	525 MYRTINE ST
262006	9096	LDS CHURCH	246 SEMANSKI ST
262006	9097	CITY OF ENUMCLAW/WWTP	
262006	9107	4 PLEX - VANHULSE	801 MYRTINE ST
262006	9108	NW SAFES	830 COLE ST
262006	9117	CHURCH OF NAZARENE	2501 WARNER AVE W
262006	9117	CHURCH OF NAZARENE	2501 WARNER AVE W
262006	9125	NAPA AUTO & MINI STORAGE	746 STATE ROUTE 410
262006	9130	ENUMCLAW WELLNESS CENTER	856 COLE ST
262006	9131	RAINIER VIEW APTS I	2649 WARNER AVE W
262006	9136	6 UNIT - MAYLEE APTS	2710 WARNER AVE
262006	9145	4 PLEX - COUTTS (2 OF 2)	2716 WARNER AVE
262006	9158	8 UNIT - COUTTS	105 SEMANSKI ST
262006	9160	MEDICAL OFFICES UNDIVIDED 1/4 INTEREST	860 COLE ST
262006	9161	MEDICAL OFFICE UNDIVIDED 3/4 INTEREST	862 COLE ST
262006	9163	CREATIVE MINDS LEARNING CENTER	2532 WARNER AVE W
262006	9164	4 PLEX - WILLPRO	2534 WARNER AVE
262006	9165	4 PLEX - ALPEN GLOW (BINETTI, JOS)	200 SEMANSKI ST
262006	9168	RAINIER VIEW APTS II	2649 WARNER AVE W
262006	9171	4 PLEX - 2030 Rentals (1 of 2)	717 MYRTINE ST
262006	9172	4 PLEX - 2030 Rentals (2 of 2)	703 MYRTINE ST
262006	9175	4 PLEX - TONER	653 MYRTINE ST
262006	9189	4 PLEX - WILLPRO (1 OF 2)	2530 WARNER AVE
262006	9190	PARKING ASSOC w/ -9125	720 STATE ROUTE 410
262006	9200	VACANT COMMERCIAL LAND	
272006	9045	ENUMCLAW AIRPORT	45105 244TH AVE SE
272105	9005	VACANT INSTITUTIONAL	
272105	9006	RAMS - RADIO AERO. MODELERS of SEA, (BARNES & GREENHOUSES)	3430 ACADEMY DR SE
272105	9006	RAMS - RADIO AERO. MODELERS of SEA, (BARNES & GREENHOUSES)	3430 ACADEMY DR SE
272105	9007	VACANT INSTITUTIONAL	
272105	9009	INDUSTRIAL PROPERTIES w/ 7TH DAY ADVENTIST ACADEMY	2731 ACADEMY DR SE
272105	9011	VACANT SDA LAND	
272105	9012	ADVENTIST ACADEMY CHURCH	5142 32ND ST SE
272105	9014	VACANT INSTITUTIONAL	
272105	9021	VACANT INSTITUTIONAL	
272105	9031	SEA TAC PAC INDUSTRIES	2809 ACADEMY DR SE

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
272105	9033	BUENA VISTA ELEM SCHOOL	3320 ACADEMY DR SE
272105	9035	VACANT INSTITUTIONAL	
272105	9036	VACANT INSTITUTIONAL	
272105	9038	SPADY HALL FLIGHT SCHOOL (Part of 7th Day Adventists Academy)	3133 ACADEMY DR SE
272105	9038	SPADY HALL FLIGHT SCHOOL (Part of 7th Day Adventists Academy)	3133 ACADEMY DR SE
272105	9039	VACANT INSTITUTIONAL	3029 ACADEMY DR SE
272105	9042	7TH DAY ADVENTIST ACADEMY	5000 AUBURN WAY S
272105	9042	7TH DAY ADVENTIST ACADEMY	5000 AUBURN WAY S
272105	9043	VACANT SDA LAND	
272105	9050	VACANT	
272105	9052	VACANT INSTITUTIONAL	5321 32ND ST SE
272105	9055	WETLANDS	
272105	9063	VACANT MULTI-FAMILY	
272105	9067	VACANT INSTITUTIONAL	3017 ACADEMY DR SE
272105	9071	VACANT INSTITUTIONAL	
272105	9072	VACANT INSTITUTIONAL	
272105	9079	VACANT INSTITUTIONAL	
272105	9081	VACANT INSTITUTIONAL	
272105	9090	VACANT INSTITUTIONAL	
272105	9092	ABC CHRISTIAN BOOK STORE	5100 AUBURN WAY S
272105	9094	VACANT INSTITUTIONAL	3041 ACADEMY DR SE
272105	9097	76 SHORT STOP	5550 AUBURN WAY S
272105	9106	CITY OF AUBURN WATER TANKS	5002 AUBURN WAY S
272105	9107	DIMENSION APARTMENTS	5725 AUBURN WAY S
272105	9110	VACANT INSTITUTIONAL	
272105	9117	VACANT INSTITUTIONAL	
272105	9141	VIRGINIA CROSS NATIVE EDUCATION	5602 AUBURN WAY S
272105	9158	COUNTRY MEADOWS ESTATES (2 of 2)	5591 34TH ST SE 4BD2.5BA
272105	9169	ROADWAY	5600 AUBURN WAY S
272105	9185	COUNTRY MEADOWS ESTATES (1 of 2)	5532 34TH ST SE 4bd2.5ba
272105	9187	SFR	
272106	9005	FLAMING GEYSER ST PARK	
272106	9010	FLAMING GEYSER STATE PARK	23818 SE FLAMING GEYSER RD
272290	0005	HOPE LUTHERAN CHURCH	1300 GARFIELD ST
282006	9016	OSCEOLA COMMUNITY CLUB	45623 220TH AVE SE
282105	9013	CHLORINATION STATION - FEATURE FARM INC	3950 STUCK RIVER RD SE
282105	9017	WILDERNESS DAY CAMP	
282105	9018	WILDERNESS DAY CAMP	
282105	9028	LA PIANA GRAVEL	
282105	9033	VACANT WETLANDS	
292105	9006	VACANT MOBILE HOME PARK LAND	3410 STUCK RIVER DR
292105	9019	SEGALE SAND & GRAVEL	4040 KERSEY WAY SE
292105	9022	LA PIANA GRAVEL	
292105	9044	SEGALE SAND & GRAVEL	4020 KERSEY WAY SE
292105	9046	SEGALE SAND & GRAVEL	10012 STUCK RIVER DR
292105	9053	LA PIANA GRAVEL	
302105	9024	VACANT LAND	
312105	9007	ILALCO ELEM SCHOOL	301 ORAVETZ PL SE
312105	9010	LAKERIDGE PAVING	

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
312105	9016	FAMILY LIFE CENTER CHURCH	116 LAKELAND HILLS WAY SE
312105	9016	FAMILY LIFE CENTER CHURCH	116 LAKELAND HILLS WAY SE
312105	9036	LAKERIDGE CORP OFFICES	5490 A ST SE
312105	9056	LAKERIDGE PAVING	5680 A ST SE
312105	9068	VACANT MULTIFAMILY	
322105	9001	LA PIANA GRAVEL	
322105	9002	LA PIANA GRAVEL	
322105	9003	LA PIANA GRAVEL - WETLANDS	
322105	9004	LA PIANA GRAVEL - WETLANDS	
322105	9005	LA PIANA GRAVEL	
322105	9006	LA PIANA GRAVEL	
322105	9008	LA PIANA GRAVEL	
322105	9024	LA PIANA GRAVEL	
322105	9026	LA PIANA GRAVEL	
322105	9031	LA PIANA GRAVEL	
322105	9058	BOWMAN CREEK ELEMENTARY SCHOOL	5701 KERSEY WAY SE
322106	9064	STILL WATER STABLES	20840 SE 384TH ST
325750	0010	17 UNITS - MOUNTAIN VIEW APTS (1 of 2)	1515 FLORENCE ST
325750	0120	17 UNITS - MOUNTAIN VIEW APTS (2 of 2)	1510 LORAIN ST
332105	9001	WILDERNESS DAY CAMP	
332105	9002	WILDERNESS DAY CAMP	
332105	9021	WILDERNESS DAY CAMP	
332105	9032	WILDERNESS DAY CAMP	
332105	9050	LA PIANA GRAVEL	
335440	0680	WHITE RIVER OPEN SPACE	350 ORAVETZ RD
342105	9008	INDIAN MISSION	14600 SE 368TH PL
352105	9024	MUCKLESHOOT PLAYGROUND	
352105	9031	COOPERS CORNER	38104 AUBURN-ENUMCLAW RD SE
352105	9043	MUCKLESHOOT TRIBAL SCHOOL	
352105	9064	TRIBAL HIGH SCHOOL	15487 SE 376TH ST
362104	9018	AUBURN VALLEY HUMANE SOCIETY	4910 A ST SE
362104	9020	RAILROAD RIGHT OF WAY	5925 A ST SE
362104	9101	DETENTION POND	
362105	9006	DONIDA FARMS & EQUESTRIAN CENTER	37131 168TH AVE SE
371780	0005	8 UNIT - ROSE COURT	1910 JAMES ST
534340	0060	4 PLEX - RIEDERER (2 OF 2)	202 MCKEAN CT
534340	0070	4 PLEX - MADSEN (1 OF 2)	136 MCKEAN CT
534340	0080	4 PLEX - MCLAUGHLIN	2921 WARNER AVE
534340	0090	4 PLEX - RAZOR	2951 WARNER AVE
534340	0100	4 PLEX - LDSC	137 FARRELLY ST
534340	0110	4 PLEX - MADSEN (2 OF 2)	203 FARRELLY ST
559590	0240	4 PLEX - MJ ENTERPRISE	2023 STEVENSON AVE
559590	0245	4 PLEX - KITTELMAN	2015 STEVENSON AVE
560200	0015	PIONEER PLACE	1624 PIONEER ST
560200	0155	MONTGOMERY PARK	1301 GARFIELD ST
570650	0760	5 UNIT - RUSTVOLD, R	1817 KIBLER AVE
614210	0130	ENUMCLAW CHURCH OF CHRIST	26007 SE 425TH ST
665500	0020	AUBURN RIVERSIDE HIGH SCHOOL	501 ORAVETZ RD
665500	0023	VACANT LAND	500 ORAVETZ RD

Physical Inspection 2022 - Area 62			
Major	Minor	PropName	AddrLine
665500	0055	DANNER CORPORATION	307 ORAVETZ PL SE
665500	0100	MILL POND APARTMENTS	703 47TH ST SE
665500	0105	VACANT WETLAND	4582 MILL POND DR SE
759690	0010	4 PLEX - ROBINSON (1 OF 8)	2630 WARNER AVE
759690	0020	4 PLEX - ROBINSON (4 OF 8)	130 LEO PL
759690	0030	4 PLEX - ROBINSON (8 OF 8)	140 LEO PL
759690	0040	4 PLEX - ROBINSON (7 OF 8)	146 LEO PL
759690	0050	4 PLEX - ROBINSON (3 OF 8)	147 LEO PL
759690	0060	4 PLEX - ROBINSON (2 OF 8)	141 LEO PL
759690	0070	4 PLEX - ROBINSON (5 OF 8)	131 LEO PL
759690	0080	4 PLEX - ROBINSON (6 OF 8)	2564 WARNER AVE
771010	0010	OFFICE BLDG	2355 GRIFFIN AVE
800460	0355	DANISH BROTHERHOOD LODGE	1708 PORTER ST
800460	0490	BUDS & BLOOMS	1409 GRIFFIN AVE
800460	0510	FILL'S SFR CONVERTED TO OFFICE	1634 PORTER ST
800510	0305	PLATEAU MUSEUM	1837 MARION ST
866100	0005	OFFICE BUILDING	2479 GRIFFIN AVE
866100	0006	7 - 11 CONVENIENCE MARKET w/ GAS	2415 GRIFFIN AVE
866100	0008	VACANT LAND/IMPS ON MINOR 0006	GRIFFIN AVE
866100	0155	OFFICE BUILDING	1720 LORAIN ST
866100	0170	THE VANITY	2541 GRIFFIN AVE
866100	0171	ESPRESSO SHOP	2537 GRIFFIN AVE
887600	0040	BOISE CREEK GROCERY & SFR	24420 SE 471ST ST
888060	0030	4 PLEX - PEDERSON	2500 ROOSEVELT AVE
888060	0090	4 PLEX - CHRISTIANSON	963 MARTIN WAY
888060	0100	4 PLEX - OLSON	993 MARTIN WAY

Improvement Sales for Area 065 with Sales Used

04/20/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
065	010	000440	0030	8,538	3025556	\$2,300,000	12/12/19	\$269.38	BUDGET AUTO WRECKING	I	Warehouse	2	Y	
065	010	232204	9062	2,400	3112600	\$5,043,866	04/20/21	\$2,101.61	SHAFRAN MOBILE ESTATES	MHP	Mobile Home Park	2	Y	
065	010	232204	9074	2,470	3149545	\$1,934,983	09/02/21	\$783.39	ARCO AMPM	GC-MU	Conv Store with Gas	1	Y	
065	010	232204	9074	2,470	3009902	\$3,700,000	09/09/19	\$1,497.98	ARCO AMPM	GC-MU	Conv Store with Gas	1	26	Imp changed after sale; not in ratio
065	010	242204	9096	23,935	2992280	\$6,400,000	06/06/19	\$267.39	2 OFFICE BUILDINGS	DCE	Office Building	1	Y	
065	010	346280	0075	94,523	3035710	\$19,829,975	02/26/20	\$209.79	INDUSTRIAL WAREHOUSE	M1	Warehouse	1	Y	
065	010	346280	0090	13,120	3136888	\$6,150,000	08/02/21	\$468.75	CLEAN HARBORS	I2	Warehouse	1	Y	
065	010	346280	0100	23,740	3130795	\$9,500,000	07/08/21	\$400.17	POWERSCREEN	I2	Industrial(Gen Purpose)	1	Y	
065	010	346280	0285	420	3069033	\$3,300,000	09/08/20	\$7,857.14	MAPLE LANE MH PARK(W/ 0287) (S	MHP	Mobile Home Park	2	Y	
065	010	346280	0290	960	3092279	\$3,950,000	12/29/20	\$4,114.58	HORSESHOE ACRES MOBILE HOM	MHP	Mobile Home Park	1	Y	
065	010	383200	0010	23,100	3129685	\$4,900,000	06/17/21	\$212.12	SPEARMAN CORPORATION	I2	Warehouse	1	Y	
065	010	383200	0245	1,605	3162542	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	Y	
065	010	543620	0022	5,040	3102503	\$825,000	03/01/21	\$163.69	DELUX PAWN	GC-MU	Conv Store without Gas	1	Y	
065	010	543620	0185	30,042	3137675	\$4,900,000	08/05/21	\$163.10	VALLEY RV SUPERCENTER	GC-MU	Auto Showroom and Lc	1	Y	
065	010	543620	0784	1,100	3142903	\$950,000	08/24/21	\$863.64	THE FAMILY DRIVE IN	GC-MU	Restaurant(Fast Food)	1	Y	
065	010	543620	0821	4,977	3056726	\$700,000	07/07/20	\$140.65	DAY CARE / CLINIC	GC	Office Building	2	Y	
065	010	917960	0020	6,608	2997237	\$935,000	06/26/19	\$141.50	BROCK BUILDING	DCE	Service Building	1	Y	
065	010	917960	0705	1,456	3000838	\$306,000	07/19/19	\$210.16	VALLEY TOOL COMPANY	DCE	Office Building	1	Y	
065	010	917960	0806	2,200	3009106	\$310,000	09/06/19	\$140.91	RYMAN HALAL MARKET	DCE	Conv Store without Gas	1	Y	
065	020	132204	9058	3,850	3154582	\$1,045,000	10/22/21	\$271.43	TERHUNE HOMES INC	GC-MU	Office Building	1	Y	
065	020	132204	9124	20,990	3015030	\$4,100,000	10/07/19	\$195.33	ALLIED FIRE & SECURITY	GC	Retail(Discount)	1	Y	
065	020	132204	9187	6,282	3163123	\$2,027,000	12/09/21	\$322.67	SEATTLE TRUCK TRAILER SERVIC	GC-MU	Service Building	1	Y	
065	020	132204	9354	3,010	3070384	\$6,700,000	09/18/20	\$2,225.91	7-ELEVEN w/Gas	M1-C	Conv Store with Gas	1	Y	
065	020	182205	9250	6,000	3149579	\$1,750,000	09/29/21	\$291.67	STG WHSE	I1	Warehouse	2	Y	
065	020	182205	9273	19,877	3120988	\$5,250,000	05/24/21	\$264.12	CASCADE GASKET	I1	Industrial(Gen Purpose)	2	Y	
065	020	202205	9222	7,900	2992256	\$1,625,000	06/03/19	\$205.70	ADVANCED AUTO PARTS	CC	Retail Store	1	Y	
065	020	775880	0005	12,296	3015055	\$930,000	10/11/19	\$75.63	COHO	CM-1	Retail Store	1	Y	
065	020	775880	0007	6,240	3108285	\$1,400,000	03/09/21	\$224.36	RIVERSIDE COLLISON	CM-1	Service Building	1	Y	
065	020	775880	0020	36,528	3166102	\$4,340,000	12/23/21	\$118.81	IMPORT AUTO REPAIR	I1	Industrial(Gen Purpose)	2	Y	
065	020	775880	0029	8,290	3165955	\$1,860,000	12/23/21	\$224.37	INDUSTRIAL FLEX BUILDING	I1	Industrial(Gen Purpose)	1	Y	
065	020	783080	0034	2,680	2981706	\$1,050,000	04/05/19	\$391.79	CIRCLE K	CC	Conv Store with Gas	1	Y	
065	020	783080	0132	4,000	2981542	\$1,081,550	04/10/19	\$270.39	TASTE of EUROPE	CC-MU	Retail Store	1	Y	
065	020	914710	0155	8,380	3070821	\$1,700,000	08/24/20	\$202.86	DOWELL CO	GC-MU	Warehouse	3	Y	
065	030	024560	0030	1,529	2992900	\$480,000	06/04/19	\$313.93	APEX BUILDING	MHO	Medical/Dental Office	1	Y	
065	030	162206	9088	45,953	2986472	\$16,250,000	05/06/19	\$353.62	BANK OF AMERICA ,WILDERNESS	CB	Bank	5	Y	
065	030	242204	9012	8,216	2981925	\$2,575,000	04/09/19	\$313.41	WILD WHEAT	DC	Restaurant/Lounge	1	Y	
065	030	242204	9121	3,161	3070629	\$620,000	09/10/20	\$196.14	LAW OFFICE	DCE	Medical/Dental Office	1	Y	
065	030	242204	9151	8,444	3005457	\$950,000	08/16/19	\$112.51	KENT GYPSUM	DCE	Warehouse	1	Y	
065	030	261100	0100	9,993	3066873	\$2,150,000	08/18/20	\$215.15	SUNGLO GREENHOUSES	M2	Industrial(Gen Purpose)	1	Y	
065	030	261100	0130	23,835	3024483	\$4,600,000	12/04/19	\$192.99	AUTOMATIC PRODUCTS	M2	Industrial(Gen Purpose)	1	Y	
065	030	261100	0180	28,356	3125599	\$6,000,000	06/14/21	\$211.60	MORSE INDUSTRIES	I1	Warehouse	1	Y	
065	030	382800	0395	9,328	3062913	\$1,800,000	08/10/20	\$192.97	SUNRISE GLASS & CYCLE THERAP	CM-2	Warehouse	2	Y	
065	030	982570	0345	22,969	3026502	\$6,075,000	12/17/19	\$264.49	OFFICE/RETAIL	DCE	Office Building	2	Y	
065	030	982570	0355	8,376	3051637	\$1,033,800	06/15/20	\$123.42	MELBOURNE BLDG	DCE	Retail(Big Box)	1	Y	
065	030	982570	0360	18,382	3008548	\$2,400,000	09/03/19	\$130.56	Wu-Siefa gym & Convinent Store	DCE	Retail(Discount)	3	Y	
065	030	982570	0695	3,057	3108570	\$600,000	03/26/21	\$196.27	RESIDENCE & BEAUTY SHOP	DCE	Single Family(C/I Use)	1	Y	

Improvement Sales for Area 065 with Sales Used

04/20/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
065	030	982570	1340	1,800	3052969	\$650,000	06/20/20	\$361.11	INSURANCE OFFICE	DCE	Office Building	1	Y	
065	030	982570	1415	5,400	3095563	\$1,290,000	01/19/21	\$238.89	DEPT of CORRECTIONS	DCE	Office Building	1	Y	
065	040	052205	9031	16,179	3022662	\$3,660,000	11/20/19	\$226.22	208TH STREET STATION	CC-MU	Retail(Line/Strip)	1	Y	
065	040	172205	9015	13,067	3155661	\$3,170,000	10/28/21	\$242.60	MEDICAL OFFICE	CC-MU	Office Building	1	Y	
065	040	172205	9065	5,050	2986359	\$656,402	05/03/19	\$129.98	BENSON CENTER VET CLINIC	CC	Office Building	1	Y	
065	040	172205	9165	10,000	3046559	\$2,525,000	05/07/20	\$252.50	LINE RETAIL	CC-MU	Retail Store	1	Y	
065	040	182205	9348	5,854	3054454	\$1,445,000	06/26/20	\$246.84	MONTESSORI PLUS SCHOOL	SR-6	Daycare Center	1	Y	
065	040	202205	9048	2,280	3143043	\$1,400,000	09/01/21	\$614.04	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	202205	9220	2,240	3164111	\$900,000	12/06/21	\$401.79	KENT FOOD STORE	CC	Conv Store without Gas	1	Y	
065	040	292205	9283	7,820	3088370	\$1,600,000	12/10/20	\$204.60	7-11 STORE	CC	Conv Store without Gas	2	Y	
065	040	783080	0031	2,008	3110475	\$2,290,000	03/30/21	\$1,140.44	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	783080	0132	4,000	3127297	\$1,400,000	06/07/21	\$350.00	TASTE of EUROPE	CC-MU	Retail Store	1	Y	
065	050	024560	0040	1,529	3111880	\$445,000	04/01/21	\$291.04	APEX BUILDING	MHO	Medical/Dental Office	1	Y	
065	050	024560	0050	1,511	3064734	\$480,000	08/14/20	\$317.67	APEX BUILDING	MHO	Medical/Dental Office	1	Y	
065	050	102205	9083	3,780	3100489	\$849,950	02/17/21	\$224.85	Office Bldg (old fire station)	SR-1	Office Building	2	Y	
065	050	151591	0210	7,156	3020408	\$1,600,000	11/07/19	\$223.59	RUTHAVEN	R6	Retirement Facility	1	Y	
065	050	179633	0040	67,668	3009878	\$25,032,000	09/12/19	\$369.92	OFFICE BUILDING	MC	Office Building	5	Y	
065	050	282205	9074	4,380	3014908	\$1,018,500	09/17/19	\$232.53	SFR Converted to DAYCARE	CC	Daycare Center	2	Y	
065	050	352205	9111	20,565	3155175	\$8,150,000	10/27/21	\$396.30	MERIDIAN SOUTH PROFESSIONAL	CC	Office Building	1	Y	
065	050	362205	9104	1,690	3114924	\$901,000	04/27/21	\$533.14	SFR / TEAR DOWN	MHO	Single Family(C/I Zone)	1	Y	
065	050	378040	0110	2,660	3150869	\$715,000	09/30/21	\$268.80	SFR on COMMERCIAL LAND	MC	Single Family(C/I Zone)	2	Y	
065	060	162206	9164	9,300	3073769	\$900,000	10/01/20	\$96.77	GYMNASTICS SCHOOL	REC	Service Building	1	Y	
065	060	252206	9002	1,580	3166830	\$450,000	12/28/21	\$284.81	STORAGE GARAGE	NBP	Warehouse	2	Y	
065	060	252206	9031	3,340	2970239	\$448,900	01/10/19	\$134.40	BREMMEYER LOGGING COMP	NB	Industrial(Heavy)	1	Y	
065	060	342206	9107	13,090	3094212	\$3,000,000	01/13/21	\$229.18	JUNIOR JUNKTION DAY CARE	R-6	Daycare Center	3	Y	
065	060	510540	0206	620	3081438	\$620,000	11/04/20	\$1,000.00	THE MAHALO'S 7 DINER	RA5	Restaurant/Lounge	1	Y	
065	060	510840	0012	8,415	3091493	\$1,500,000	12/10/20	\$178.25	MAPLE VALLEY RED APPLE MKT	NB	Grocery Store	1	Y	
065	060	510840	0013	3,292	2990548	\$635,000	05/16/19	\$192.89	TORRES & HAROLDSON	NB	Office Building	1	Y	

Vacant Sales for Area 065 with Sales Used

04/20/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Present Use	Ver.		Remarks
								Area	Property Name			Par. Ct.	Code	
065	010	232204	9014	6,534	3006228	\$11,000	08/14/19	\$1.68	LAND	SR-1	Vacant(Single-family)	1	Y	
065	010	346280	0075	206,100	2981566	\$4,972,084	04/10/19	\$24.12	VACANT INDUSTRIAL LAND	M1	Vacant(Industrial)	1	Y	
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50	VACANT LAND	I2	Vacant(Industrial)	1	Y	
065	020	132204	9001	58,358	3012742	\$1,590,000	09/26/19	\$27.25	VACANT INDUSTRIAL LAND	M1-C	Single Family(C/I Zone)	2	Y	
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47	VACANT MFR LAND	MR-G	Vacant(Multi-family)	1	Y	
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66	VACANT	DCE	Vacant(Commercial)	2	Y	
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30	VACANT	DCE	Vacant(Commercial)	2	Y	
065	040	162205	9113	174,240	3026577	\$4,500,000	12/18/19	\$25.83	KENT EAST HILL NURSERY	NCC	Greenhse/Nrsry/Hort Srvc	1	Y	
065	040	202205	9061	191,046	2991331	\$1,730,260	05/29/19	\$9.06	VACANT LAND	MU	Vacant(Commercial)	1	Y	
065	040	202205	9061	191,046	2991332	\$1,958,857	05/29/19	\$10.25	VACANT LAND	MU	Vacant(Commercial)	1	Y	
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35	vacant	MU	Vacant(Multi-family)	1	Y	
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82	VACANT LAND	MU	Vacant(Commercial)	2	Y	
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	MU	Vacant(Commercial)	2	Y	
065	050	202206	9011	280,447	3005123	\$500,000	08/14/19	\$1.78	Vacant Land for future Tilt-up	RA5	Vacant(Industrial)	1	Y	
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22	VACANT	CC	Vacant(Commercial)	1	Y	
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92	VACANT LAND	CC	Vacant(Commercial)	1	Y	
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97	VACANT	MR-G	Vacant(Multi-family)	1	Y	
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY	R6	Vacant(Single-family)	4	Y	
065	050	302206	9014	666,686	3006046	\$4,250,000	08/20/19	\$6.37	(SPLIT ZONE)	MC	Vacant(Commercial)	1	Y	
065	050	352205	9019	491,356	3012867	\$2,999,900	09/18/19	\$6.11	VACANT LAND	I	Vacant(Commercial)	1	Y	
065	050	362205	9024	25,262	3015199	\$212,000	10/09/19	\$8.39	VACANT LAND	MHO	Vacant(Commercial)	1	Y	
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	Vacant(Commercial)	1	Y	
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03	VACANT LAND	REC	Vacant(Commercial)	2	Y	
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	Processing	2	Y	

Improvement Sales for Area 065 with Sales not Used

04/20/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
065	010	000440	0015	2,664	3124770	\$2,750,000	06/10/21	\$1,032.28	SPECIAL INTEREST AUTO WRECKING	I	Warehouse	1	1	Personal property included
065	010	232204	9061	3,920	3094900	\$414,600	12/29/20	\$105.77	VACANT BUILDING - CONVENIENCE STORE	GC-MU	Conv Store with	1	18	Quit claim deed
065	010	383200	0245	1,605	3157933	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	7	Questionable per sales identificatio
065	010	383200	0245	1,605	3160808	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	51	Related party, friend, or neighbor
065	010	383200	0390	2,688	3004433	\$525,000	08/12/19	\$195.31	Law Offices of James Dore	GC-MU	Office Building	1	51	Related party, friend, or neighbor
065	010	543620	1360	19,800	3158667	\$1,800,000	11/10/21	\$90.91	CROSSGATE SHOPPING CENTER	GC-MU	Retail(Line/Strip)	1	15	No market exposure
065	020	132204	9028	11,930	3070632	\$2,400,000	09/15/20	\$201.17	MARLATT FUNERAL HOME	GC-MU	Mortuary/Cemet	2	51	Related party, friend, or neighbor
065	020	182205	9250	6,000	3072141	\$1,650,000	09/23/20	\$275.00	STG WHSE	CM-1	Warehouse	2	15	No market exposure
065	020	184970	0005	18,864	3167159	\$3,100,000	12/27/21	\$164.33	COLD STORAGE	DCE	Warehouse	2	68	Non-gov't to gov't
065	020	917960	1225	2,940	3174378	\$22,000	12/20/21	\$7.48	A & N SALON & OTHER LINE RETAIL	GC-MU	Office Building	1	24	Easement/Right of Way
065	020	917960	1670	2,031	3054884	\$1,100,000	06/29/20	\$541.61	EL SABOR	GC-MU	Restaurant(Fast f	1	51	Related party, friend, or neighbor
065	030	000660	0016	33,694	3027891	\$5,450,000	12/26/19	\$161.75	PAC METAL INC	M2	Industrial(Gen Pu	2	51	Related party, friend, or neighbor
065	030	000660	0065	3,076	3097133	\$575,000	01/11/21	\$186.93	SUNSET SEPTIC TANK CO	CM-2	Service Building	1	15	No market exposure
065	030	000660	0102	33,694	3027779	\$5,450,000	12/26/19	\$161.75	METALTEST	M2	Warehouse	2	51	Related party, friend, or neighbor
065	030	382800	0280	6,840	3071757	\$1,250,000	09/21/20	\$182.75	C J MARINE	CM-2	Warehouse	1	51	Related party, friend, or neighbor
065	040	052205	9202	2,680	2981707	\$5,000,000	04/05/19	\$1,865.67	7-ELEVEN	CC-MU	Conv Store with	1	1	Personal property included
065	040	172205	9200	3,600	3030404	\$1,400,000	01/15/20	\$388.89	LINE RETAIL	CC-MU	Retail Store	1	51	Related party, friend, or neighbor
065	040	883040	0011	2,592	3079987	\$700,000	10/28/20	\$270.06	LIVE WELL CHIROPRACTIC	CC-MU	Office Building	1	15	No market exposure
065	050	242205	9110	4,032	3096993	\$150,000	10/31/20	\$37.20	SPIRIT & TRUTH 4 SQ CHURCH	R6	Church/Welfare/	1	68	Non-gov't to gov't
065	050	252205	9131	208,949	3036482	\$1,380	01/24/20	\$0.01	MULTICARE MEDICAL CENTER	MC	Medical/Dental C	1	68	Non-gov't to gov't
065	050	252205	9270	7,897	2976566	\$3,155,740	02/27/19	\$399.61	FIRESTONE TIRES	MC	Service Building	1	51	Related party, friend, or neighbor
065	050	302206	9052	1,930	3149115	\$1,522,500	09/28/21	\$788.86	OFFICE & ACE RV STORAGE	MC	Office Building	1	68	Non-gov't to gov't
065	050	302206	9053	0	3032949	\$42,874	01/21/20	\$0.00	VACANT LAND	MC	Shopping Ctr(Ng	1	68	Non-gov't to gov't
065	050	312206	9005	18,970	3041892	\$10,000	03/11/20	\$0.53	PEACE LUTHERAN CHURCH	RA5	Church/Welfare/	1	68	Non-gov't to gov't
065	050	362205	9044	6,894	3142724	\$1,500,000	08/04/21	\$217.58	COVINGTON TIRE & SERVICE	MC	Service Building	1	51	Related party, friend, or neighbor
065	050	362205	9081	50,682	2999388	\$3,945,033	07/12/19	\$77.84	COVINGTON ELEM SCH	TC	School(Public)	1	16	Gov't to gov't
065	050	362205	9120	1,404	3027678	\$1,916,667	12/23/19	\$1,365.15	76 CIRCLE K	GC	Conv Store with	1	1	Personal property included
065	060	102206	9054	2,828	3164807	\$600,000	12/16/21	\$212.16	OFFICE BLDG	RA5	Office Building	1	51	Related party, friend, or neighbor
065	060	162206	9040	0	3088305	\$10,000	11/24/20	\$0.00	GRAVEL MINING	REC	Mining/Quarry/C	2	18	Quit claim deed
065	060	162206	9097	4,056	2973968	\$29,426	01/19/19	\$7.25	Dance Studio (Former Library)	CB	Club	1	68	Non-gov't to gov't
065	060	292206	9014	13,947	3054836	\$6,425	06/15/20	\$0.46	CAMP MCCULLOUGH	R4	Church/Welfare/	1	68	Non-gov't to gov't
065	060	292206	9032	14,224	3101689	\$212,430	02/24/21	\$14.93	CORNERSTONE METHODIST	R4	Church/Welfare/	1	68	Non-gov't to gov't
065	060	292206	9123	336	3031673	\$7,900	12/03/19	\$23.51	WATER TANKS	R4	Utility, Public	1	63	Sale price updated by sales id group
065	060	292206	9123	336	3052205	\$600	05/26/20	\$1.79	WATER TANKS	R4	Utility, Public	1	63	Sale price updated by sales id group
065	060	292206	9124	0	3052489	\$36,995	05/20/20	\$0.00	POWER SUB STATION	R4	Utility, Public	1	63	Sale price updated by sales id group

Vacant Sales for Area 065 with Sales not Used

04/20/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Par. Ct.	Ver.	Remarks
								Area					Code	
065	010	232204	9096	356,563	3041316	\$4,353,659	03/27/20	\$12.21	VACANT COMMERCIAL LAND	GC-MU	Vacant(Commercial)	3	67	Gov't to non-gov't
065	010	543620	0841	3,156	3044907	\$15,300	03/17/20	\$4.85	VACANT MFR LAND	MR-M	Vacant(Multi-family)	1	67	Gov't to non-gov't
065	010	543620	0851	3,273	3056501	\$70,000	06/28/20	\$21.39	VACANT MFR LAND	MR-M	Vacant(Multi-family)	1	68	Non-gov't to gov't
065	020	184970	0115	12,240	3094675	\$515,000	01/05/21	\$42.08	VACANT	GC-MU	Parking(Commercial Lot)	1	68	Non-gov't to gov't
065	020	242204	9097	303,612	3001257	\$200,000	07/23/19	\$0.66	PUGET POWER - OPERATING PROP	DCE	Right of Way/Utility, Road	2	68	Non-gov't to gov't
065	020	295190	0060	30,693	3150288	\$3,150,000	09/30/21	\$102.63	MADISON PLAZA APARTMENTS	DCE	Apartment(Mixed Use)	1	65	Plans and permits
065	030	917960	0200	7,200	3020241	\$115,200	11/05/19	\$16.00	VACANT LAND	DCE	Vacant(Commercial)	1	63	Sale price updated by sales id group
065	040	202205	9061	191,046	3035197	\$1,901,250	01/31/20	\$9.95	VACANT LAND	CC-MU	Vacant(Commercial)	1	51	Related party, friend, or neighbor
065	040	202205	9061	191,046	3063519	\$8,193,485	08/07/20	\$42.89	VACANT LAND	CC-MU	Vacant(Commercial)	1	31	Exempt from excise tax
065	050	272205	9053	36,900	3050298	\$400,000	06/03/20	\$10.84	VACANT LAND	CC	Vacant(Commercial)	1	57	Selling or buying costs affecting sa
065	050	302206	9091	105,182	3027818	\$22,500	11/15/19	\$0.21	VACANT LAND	R8	Vacant(Single-family)	1	63	Sale price updated by sales id group
065	050	352205	9019	2,654,939	3013119	\$100	09/26/19	\$0.00	VACANT LAND	I	Vacant(Commercial)	4	18	Quit claim deed
065	050	362205	9031	5,140	3034704	\$65,000	02/17/20	\$12.65	170xx SE Wax Rd. 98042	TC	Vacant(Commercial)	1	68	Non-gov't to gov't
065	050	362205	9184	182,516	3044400	\$940	04/06/20	\$0.01	VACANT-WETLAND	MC	Vacant(Commercial)	1	63	Sale price updated by sales id group
065	050	362205	9204	3,279	3020181	\$3,126	11/05/19	\$0.95	VACANT EASEMENT	TC	Vacant(Commercial)	1	67	Gov't to non-gov't
065	050	362205	9204	3,279	3059627	\$5,000	07/24/20	\$1.52	VACANT EASEMENT	TC	Vacant(Commercial)	1	24	Easement or right-of-way
065	060	511327	0050	38,361	3166202	\$500,000	12/27/21	\$13.03	Vacant Land	REC	Right of Way/Utility, Road	1	68	Non-gov't to gov't

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	012206	9065	27524 SE 200TH ST KING COUNTY 98038
65	60	012206	9065	27524 SE 200TH ST KING COUNTY 98038
65	60	025570	0010	23312 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	025570	0010	23312 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	025570	0020	23224 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	025570	0020	23224 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	025570	0030	23330 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	062207	9037	20304 276TH AVE SE KING COUNTY 98038
65	60	072207	9123	27605 SE 208TH ST KING COUNTY 98038
65	60	102206	9022	21715 DORRE DON WAY SE KING COUNTY 98038
65	60	102206	9022	21715 DORRE DON WAY SE KING COUNTY 98038
65	60	102206	9022	21715 DORRE DON WAY SE KING COUNTY 98038
65	60	102206	9035	23015 SE 216TH WAY KING COUNTY 98038
65	60	102206	9035	23015 SE 216TH WAY KING COUNTY 98038
65	60	102206	9035	23015 SE 216TH WAY KING COUNTY 98038
65	60	102206	9035	23015 SE 216TH WAY KING COUNTY 98038
65	60	102206	9035	23015 SE 216TH WAY KING COUNTY 98038
65	60	102206	9036	22815 SE 216TH WAY KING COUNTY 98038
65	60	102206	9047	21624 MAXWELL RD SE KING COUNTY 98038
65	60	102206	9052	22805 SE 216TH WAY KING COUNTY 98038
65	60	102206	9052	22805 SE 216TH WAY KING COUNTY 98038
65	60	102206	9052	22805 SE 216TH WAY KING COUNTY 98038
65	60	102206	9054	21750 DORRE DON WAY SE KING COUNTY 98038
65	60	102206	9054	21750 DORRE DON WAY SE KING COUNTY 98038
65	60	102206	9101	22807 SE 216TH WAY KING COUNTY 98038
65	60	102206	9148	23855 SE 216TH ST KING COUNTY 98038
65	60	102206	9148	23855 SE 216TH ST KING COUNTY 98038
65	60	102206	9148	23855 SE 216TH ST KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	102206	9184	21401 244TH AVE SE KING COUNTY 98038
65	60	112206	9027	24425 SE 216TH ST KING COUNTY 98038
65	60	112206	9076	25115 SE 208TH ST KING COUNTY 98038
65	60	112206	9134	21100 244TH AVE SE KING COUNTY 98038
65	60	112206	9134	21100 244TH AVE SE KING COUNTY 98038
65	60	122206	9081	26040 SE 216TH ST KING COUNTY 98038
65	60	122206	9081	26040 SE 216TH ST KING COUNTY 98038
65	60	122206	9081	26040 SE 216TH ST KING COUNTY 98038
65	60	122206	9081	26040 SE 216TH ST KING COUNTY 98038
65	60	162206	9007	22225 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9007	22225 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9008	22240 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9008	22240 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9009	22620 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9020	23928 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9024	23631 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	162206	9031	22141 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9042	23220 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9045	23056 WITTE RD SE MAPLE VALLEY 98038
65	60	162206	9047	23818 225TH AVE SE MAPLE VALLEY 98038
65	60	162206	9047	23818 225TH AVE SE MAPLE VALLEY 98038
65	60	162206	9047	23818 225TH AVE SE MAPLE VALLEY 98038
65	60	162206	9048	23660 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9048	23660 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	162206	9052	23770 WITTE RD SE MAPLE VALLEY 98038
65	60	162206	9069	22659 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9069	22659 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9069	22659 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9069	22659 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9069	22659 SWEENEY RD SE KING COUNTY 98038
65	60	162206	9076	22520 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9076	22520 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9076	22520 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9076	22520 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9088	23730 WITTE RD SE MAPLE VALLEY 98038
65	60	162206	9096	23745 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9096	23745 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9097	23730 MAPLE VALLEY HWY MAPLE VALLEY 98038
65	60	162206	9102	22131 SE 237TH ST MAPLE VALLEY
65	60	162206	9102	22117 SE 237TH ST MAPLE VALLEY
65	60	162206	9107	23701 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9115	23636 WITTE RD SE MAPLE VALLEY 98038
65	60	162206	9117	23631 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	162206	9126	22035 SE WAX RD MAPLE VALLEY 98038
65	60	162206	9133	23200 WITTE RD SE MAPLE VALLEY 98038
65	60	162206	9143	22300 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9143	22300 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9143	22300 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9143	22300 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9147	22040 SE WAX RD MAPLE VALLEY 98038
65	60	162206	9153	22023 SE WAX RD MAPLE VALLEY 98038
65	60	162206	9154	22017 SE WAX RD MAPLE VALLEY 98038
65	60	162206	9157	22415 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9157	22415 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9157	22415 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9157	22415 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9163	22429 SE 231ST ST MAPLE VALLEY 98038
65	60	162206	9164	23150 224TH PL SE MAPLE VALLEY 98038
65	60	162206	9188	23924 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9189	23925 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9190	23849 225TH WAY SE MAPLE VALLEY 98038
65	60	162206	9193	23130 224TH PL SE MAPLE VALLEY 98038

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	162206	9193	23130 224TH PL SE MAPLE VALLEY 98038
65	60	162206	9196	23830 222ND PL SE MAPLE VALLEY 98038
65	60	162206	9196	23830 222ND PL SE MAPLE VALLEY 98038
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	25023 LANDSBURG RD SE KING COUNTY
65	60	192207	9001	28700 SE 252ND PL KING COUNTY 98038
65	60	192207	9001	28700 SE 252ND PL KING COUNTY 98038
65	60	192207	9001	28700 SE 252ND PL KING COUNTY 98038
65	60	212206	9009	24905 WITTE RD SE MAPLE VALLEY 98038
65	60	212206	9009	24905 WITTE RD SE MAPLE VALLEY 98038
65	60	212206	9028	22500 SE 248TH ST MAPLE VALLEY 98038
65	60	212206	9028	22500 SE 248TH ST MAPLE VALLEY 98038
65	60	212206	9028	22500 SE 248TH ST MAPLE VALLEY 98038
65	60	212206	9048	21844 SE 248TH ST MAPLE VALLEY 98038
65	60	212206	9054	24220 220TH AVE SE MAPLE VALLEY
65	60	212206	9088	24005 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	212206	9149	22443 SE 240TH ST MAPLE VALLEY 98038
65	60	212206	9149	22443 SE 240TH ST MAPLE VALLEY 98038
65	60	212206	9149	22443 SE 240TH ST MAPLE VALLEY 98038
65	60	212206	9149	22443 SE 240TH ST MAPLE VALLEY 98038
65	60	212206	9184	22020 SE 248TH ST MAPLE VALLEY
65	60	212206	9184	22020 SE 248TH ST MAPLE VALLEY
65	60	212206	9184	22020 SE 248TH ST MAPLE VALLEY
65	60	212206	9184	22020 SE 248TH ST MAPLE VALLEY
65	60	242207	9033	35620 SE 252ND ST KING COUNTY 98051
65	60	242207	9033	35620 SE 252ND ST KING COUNTY 98051
65	60	252206	9002	27524 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9031	27204 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9036	27402 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9036	27402 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9036	27402 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9038	27408 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9057	27534 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9057	27534 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9063	27244 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9081	27218 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9081	27218 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9097	27514 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9097	27514 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9105	27510 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9130	27034 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	252206	9130	27034 SE KENT-KANGLEY RD KING COUNTY 98051
65	60	272206	9002	25909 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	272206	9042	26458 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	272206	9056	25600 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9056	25600 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9056	25600 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9057	26901 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9058	26821 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9059	27077 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9059	27077 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9076	26700 242ND AVE SE MAPLE VALLEY
65	60	272206	9076	26700 242ND AVE SE MAPLE VALLEY
65	60	272206	9076	26700 242ND AVE SE MAPLE VALLEY
65	60	272206	9083	26615 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9108	24001 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9109	23905 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9109	23905 SE KENT-KANGLEY RD MAPLE VALLEY 98038
65	60	272206	9119	26800 236TH PL SE MAPLE VALLEY 98038
65	60	272206	9165	26920 MAPLE VALLEY HWY MAPLE VALLEY 98038
65	60	272206	9166	26837 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	275220	0006	21415 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	275220	0006	21415 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	275220	0007	21505 SE RENTON-MAPLE VALLEY RD KING COUNTY 98038
65	60	275220	0007	21505 SE RENTON-MAPLE VALLEY RD KING COUNTY 98038
65	60	275220	0007	21505 SE RENTON-MAPLE VALLEY RD KING COUNTY 98038
65	60	275220	0011	21327 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	275220	0011	21327 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	282206	9044	22240 SE 272ND ST MAPLE VALLEY 98038
65	60	282206	9079	22220 SE 272ND ST MAPLE VALLEY 98038
65	60	292206	9014	20665 SE 264TH ST COVINGTON 98042
65	60	292206	9014	20665 SE 264TH ST COVINGTON 98042
65	60	292206	9014	20665 SE 264TH ST COVINGTON 98042
65	60	292206	9014	20665 SE 264TH ST COVINGTON 98042
65	60	292206	9123	20400 SE 260TH ST COVINGTON 98042
65	60	292206	9131	20730 SE 272ND ST COVINGTON 98042
65	60	292206	9131	20730 SE 272ND ST COVINGTON 98042
65	60	292207	9001	26520 292ND AVE SE KING COUNTY 98051
65	60	292207	9001	26520 292ND AVE SE KING COUNTY 98051
65	60	292207	9001	26520 292ND AVE SE KING COUNTY 98051
65	60	292207	9001	26520 292ND AVE SE KING COUNTY 98051
65	60	292207	9001	26520 292ND AVE SE KING COUNTY 98051
65	60	322206	9021	21115 SE 272ND ST MAPLE VALLEY 98038
65	60	322206	9021	21115 SE 272ND ST MAPLE VALLEY 98038
65	60	332206	9038	21600 SE 272ND ST MAPLE VALLEY 98038
65	60	332206	9043	27201 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9043	27201 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9043	27201 216TH AVE SE MAPLE VALLEY 98038

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	332206	9046	28727 216TH AVE SE KING COUNTY 98042
65	60	332206	9054	27405 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9054	27405 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9054	27405 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9064	27260 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9092	28525 216TH AVE SE KING COUNTY 98042
65	60	332206	9092	28525 216TH AVE SE KING COUNTY 98042
65	60	332206	9092	28525 216TH AVE SE KING COUNTY 98042
65	60	332206	9092	28525 216TH AVE SE KING COUNTY 98042
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27203 216TH AVE SE MAPLE VALLEY 98038
65	60	332206	9099	27208 216TH AVE SE MAPLE VALLEY
65	60	342206	9020	23700 SE 280TH ST MAPLE VALLEY 98038
65	60	342206	9028	27317 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9028	27411 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9028	27433 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9028	27539 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9107	23928 S 276TH ST MAPLE VALLEY
65	60	342206	9109	27215 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9109	27215 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9109	27215 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9109	27215 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9109	27215 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	342206	9114	27500 228TH AVE SE MAPLE VALLEY
65	60	342206	9114	27500 228TH AVE SE MAPLE VALLEY
65	60	342206	9114	27500 228TH AVE SE MAPLE VALLEY
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0876	26207 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0877	26157 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0877	26157 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0877	26157 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0877	26157 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0877	26157 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY 98038
65	60	412700	0878	26214 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	412700	0879	26214 MAPLE VALLEY-BLACK DIAMON RD SE MAPLE VALLEY
65	60	412700	0879	26300 238TH LN SE MAPLE VALLEY
65	60	412700	0880	23700 SE 264TH ST MAPLE VALLEY 98038

PHYSICAL INSPECTION 2022 - AREA 65

Geo Area	Geo Nbhd	Major	Minor	Address
65	60	412700	0880	23700 SE 264TH ST MAPLE VALLEY 98038
65	60	412700	0880	23700 SE 264TH ST MAPLE VALLEY 98038
65	60	412700	0885	23707 SE 260TH ST MAPLE VALLEY
65	60	412700	0885	23707 SE 260TH ST MAPLE VALLEY
65	60	412700	0885	23707 SE 260TH ST MAPLE VALLEY
65	60	510540	0145	22609 SE 215TH WAY KING COUNTY 98038
65	60	510540	0206	22607 SE 215TH WAY KING COUNTY 98038
65	60	510840	0010	21629 MAPLE VALLEY-BLACK DIAMON RD SE KING COUNTY 98038
65	60	510840	0011	21639 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	510840	0011	21639 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	510840	0012	21655 RENTON-MAPLE VALLEY RD SE KING COUNTY 98038
65	60	510840	0013	22520 SE 218TH ST KING COUNTY 98038
65	60	510840	0013	22520 SE 218TH ST KING COUNTY 98038
65	60	510840	0013	22520 SE 218TH ST KING COUNTY 98038
65	60	510840	0014	21641 MAPLE VALLEY-BLACK DIAMON RD SE KING COUNTY 98038
65	60	510840	0014	21641 MAPLE VALLEY-BLACK DIAMON RD SE KING COUNTY 98038
65	60	510840	0020	22531 SE 218TH ST KING COUNTY 98038
65	60	808130	0010	23713 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0010	23713 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0010	23713 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0040	23831 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0040	23831 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0050	23933 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0050	23933 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0060	23775 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0060	23775 SE 264TH ST MAPLE VALLEY 98038
65	60	808130	0070	23765 SE 264TH ST MAPLE VALLEY 98038

Improvement Sales for Area 070 with Sales Used

05/27/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
070	005	336590	1881	82,537	3040974	\$13,450,000	03/25/20	\$162.96	Fairway Center	C/LI	Industrial Park	1	Y	
070	010	118000	1765	5,606	3154031	\$1,890,000	10/21/21	\$337.14	FELEG FOOD MART	NBP	Retail Store	2	Y	
070	010	182305	9212	57,582	3141742	\$18,025,000	08/26/21	\$313.03	LITHIA DODGE CHRYSLER	CA	Auto Showroom	2	Y	
070	010	192305	9038	1,242	3030036	\$700,000	01/15/20	\$563.61	A-1 AUTO MOVERS	CA	Service Building	1	Y	
070	010	192305	9053	9,540	3148239	\$3,200,000	09/14/21	\$335.43	Walkers Renton Mazda	CA	Auto Showroom	1	Y	
070	010	192305	9061	40,640	3146823	\$4,000,000	09/20/21	\$98.43	SOUND FORD AUTO BODY	IM	Warehouse	1	Y	
070	010	214370	1041	3,178	3155856	\$699,000	10/27/21	\$219.95	RETAIL AND RESIDENCE	CN	Retail Store	1	Y	
070	010	217200	0665	3,280	3044211	\$1,250,000	04/22/20	\$381.10	HAVE A HEART MARIJUANA	CB	Apartment(Mixe	1	Y	
070	010	242304	9025	4,196	3034153	\$1,320,000	02/18/20	\$314.59	STATE EMISSION TEST FACILITY	IM	Service Building	1	Y	
070	010	334040	6625	44,000	3091372	\$10,950,015	12/24/20	\$248.86	CUMMINS NORTHWEST DIESEL	IM	Service Building	1	Y	
070	010	420440	0120	4,204	3132561	\$722,000	05/18/21	\$171.74	VACANT RETAIL BUILDING	CA	Retail Store	1	Y	
070	010	918800	0152	21,663	3007740	\$5,370,000	08/26/19	\$247.89	OAKESDALE CENTER - BLDG A	CO	Office Park	1	Y	
070	010	918800	0153	125,044	3105508	\$17,700,000	03/03/21	\$141.55	OAKESDALE CENTER BLDGS B, C AND E	CO	Office Park	2	Y	
070	010	922890	0035	5,750	3106279	\$1,069,121	03/19/21	\$185.93	RENTON COMMUNITY HEALTH CTR	CA	Medical/Dental C	1	Y	
070	015	000140	0023	28,574	3011101	\$5,175,000	09/10/19	\$181.11	SUMMIT SUPPLY	I	Industrial(Gen P	1	Y	
070	015	000140	0023	28,574	3014959	\$6,461,538	09/30/19	\$226.13	SUMMIT SUPPLY	I	Industrial(Gen P	1	Y	
070	015	023100	0022	4,161	3027227	\$650,000	12/23/19	\$156.21	STORAGE WAREHOUSE	CBSO	Retail Store	1	Y	
070	015	023200	0072	5,438	2990964	\$900,000	05/23/19	\$165.50	SKYWAY NAILS/FULL GOSPELDELIVERANCE	CBSO	Retail(Line/Strip	1	Y	
070	015	118000	0400	2,685	3163205	\$449,000	12/03/21	\$167.23	Carmody Company	NBP	Office Building	1	Y	
070	015	122304	9156	1,695	3127760	\$2,400,000	06/18/21	\$1,415.93	24/7 76 GAS STATION	CBPSO	Conv Store with	3	Y	
070	015	217200	0660	1,500	3018399	\$775,000	10/28/19	\$516.67	SOUND FENCE CO.	CB	Service Building	1	Y	
070	015	413680	0210	4,860	3007141	\$1,350,000	08/24/19	\$277.78	MULTI-TENANT OFFICE	CB	Office Building	1	Y	
070	015	420240	1400	12,800	3026800	\$2,615,000	12/16/19	\$204.30	MULTI-TENANT LINE RETAIL	CA	Retail Store	1	Y	
070	015	420440	0215	2,000	3147021	\$850,000	09/03/21	\$425.00	KURT'S AUTO REPAIR/SFR	CA	Service Building	1	Y	
070	020	150580	0010	3,094	3126613	\$750,000	06/03/21	\$242.40	CENTURY 321 PLAZA CONDOMINIUM	CD	Condominium(O	1	Y	
070	020	182305	9046	24,168	3149295	\$3,490,000	09/28/21	\$144.41	BOMA	CD	Industrial(Light)	1	Y	
070	020	380600	0095	13,942	3100926	\$1,800,000	02/16/21	\$129.11	THE TOBIN BUILDING	CA	Office Building	3	Y	
070	020	569600	0276	2,916	3124941	\$785,000	06/10/21	\$269.20	SHOP/STORAGE & RES	CD	Warehouse	1	Y	
070	020	722930	0055	3,100	3049666	\$670,000	05/27/20	\$216.13	GREEN EARTH HEALTH FOODS	CA	Retail Store	1	Y	
070	020	722930	0073	2,440	3010024	\$525,000	09/09/19	\$215.16	LOVES LANDING BAR & GRILL	CA	Tavern/Lounge	1	Y	
070	020	722930	0073	2,440	3140584	\$555,000	08/19/21	\$227.46	HANGAR 205 BAR	CA	Tavern/Lounge	1	Y	
070	020	723150	2125	4,625	3165325	\$655,000	10/05/21	\$141.62	OFFICE/WHSE	CD	Industrial(Gen P	1	Y	
070	020	723150	2220	8,366	2981078	\$1,000,000	04/05/19	\$119.53	OFFICE BLDG	CD	Office Building	1	Y	
070	020	723150	2330	9,800	3144602	\$1,600,000	09/01/21	\$163.27	Washington State Driver's License	CD	Retail Store	1	Y	
070	020	783980	0035	3,000	2988274	\$560,000	05/13/19	\$186.67	WHY TOO	CD	Conv Store with	1	Y	
070	020	784080	0165	2,176	3124094	\$640,000	06/09/21	\$294.12	LAW OFFICE	R-14	Office Building	2	Y	
070	020	784180	0085	13,046	3159335	\$1,500,000	11/09/21	\$114.98	RETAIL & CLINIC	CD	Retail Store	1	Y	
070	020	784180	0115	10,658	3107114	\$720,000	01/31/21	\$67.55	HARAMBEE CHURCH	CD	Resort/Lodge/Re	2	26	Imp changed after sale; not in ratio
070	030	022310	0033	18,786	3069531	\$3,525,000	09/07/20	\$187.64	MIDWEST SIGN & SCREEN PRINTING	TUC-TOD	Warehouse	1	Y	
070	030	022310	0036	16,040	3111755	\$3,400,000	04/14/21	\$211.97	406 Evans Black Drive Building	TUC-TOD	Warehouse	1	Y	
070	030	022320	0010	43,504	3159780	\$10,300,000	11/19/21	\$236.76	FURNITURE FACTORY/PUETZ GOLF	TUC-TOD	Retail(Big Box)	1	Y	
070	030	352304	9070	79,453	2977464	\$11,300,000	03/14/19	\$142.22	WAREHOUSE (Port Plastics)	TUC-WP	Warehouse	4	Y	
070	030	352304	9075	79,453	3121688	\$17,550,000	05/27/21	\$220.89	Savvy Mattress	TUC-WP	Warehouse	4	Y	
070	030	352304	9107	24,714	3000075	\$8,500,000	07/15/19	\$343.93	MACY'S FURNITURE	TUC-CC	Retail Store	1	Y	

Improvement Sales for Area 070 with Sales Used

05/27/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
070	030	537920	0310	22,486	2970534	\$4,050,000	01/07/19	\$180.11	VACANT RETAIL BUILDING	TUC-CC	Retail Store	1	Y	
070	030	788880	0099	15,402	3086021	\$2,600,000	11/20/20	\$168.81	Rivers Edge Business Park - Bldg 2	M1	Industrial Park	1	Y	
070	030	788880	0150	24,229	3108033	\$4,950,000	03/24/21	\$204.30	ROBBINS	M1	Industrial(Light)	1	Y	
070	030	788880	0170	46,742	3024190	\$8,200,000	12/04/19	\$175.43	AUTOMATIC PRODUCTS	M1	Industrial(Light)	1	Y	
070	030	788880	0190	23,224	2985211	\$3,130,000	04/30/19	\$134.77	Larkin/Precision	M1	Warehouse	1	Y	
070	030	883650	0070	55,693	3085010	\$9,800,000	11/19/20	\$175.96	SAFEWORKS BUILDING	TUC-WP	Warehouse	1	Y	
070	040	000020	0042	63,000	3003343	\$9,796,500	08/02/19	\$155.50	VACANT BUILDING	M1	Warehouse	1	Y	
070	040	000580	0025	14,720	3142774	\$3,500,000	08/31/21	\$237.77	EASY RIDER BOAT CO VACANT	TUC-TOD	Industrial(Light)	2	Y	
070	040	000580	0034	16,000	3073212	\$3,000,000	09/14/20	\$187.50	ACT 3 CATERING	TUC-TOD	Warehouse	1	Y	
070	040	125380	0034	25,000	3006081	\$5,500,000	08/19/19	\$220.00	YALE BUILDING	IH	Warehouse	2	Y	
070	040	125380	0050	50,660	3032459	\$12,337,920	01/28/20	\$243.54	MIDWEST MOTOR FREIGHT/XPO LOGIST	IH	Warehouse	2	Y	
070	040	252304	9052	94,417	3100106	\$12,150,000	02/03/21	\$128.68	CELLO BAG CO	C/LI	Industrial(Heavy	2	Y	
070	040	252304	9084	5,985	3046232	\$1,500,000	05/08/20	\$250.63	FINE DESIGNS	C/LI	Retail Store	1	Y	
070	040	302305	9082	8,460	3012706	\$3,000,000	09/27/19	\$354.61	Vacant Restaurant	CA	Restaurant/Loun	1	Y	
070	040	302305	9118	8,002	3041404	\$3,860,000	03/31/20	\$482.38	FORTUNE POKER	CA	Restaurant/Loun	1	Y	
070	040	312305	9014	14,400	3028349	\$6,090,000	12/20/19	\$422.92	HARBOR FREIGHT TOOLS	GC	Retail(Line/Strip	1	Y	
070	040	312305	9032	14,430	3037955	\$3,490,000	03/06/20	\$241.86	SERVICE KING COLLISION REPAIR	CO	Service Building	1	Y	
070	040	312305	9092	21,117	3066946	\$3,050,000	08/28/20	\$144.43	VALLEY 3900 BUILDING	CA	Office Building	1	Y	
070	040	334040	3146	2,208	3001852	\$350,000	07/17/19	\$158.51	KING KLEANING & DYE CO	IM	Industrial(Gen P	1	Y	
070	040	334040	4035	19,100	3125148	\$7,615,000	06/10/21	\$398.69	SEATTLE LUMBER COMPANY	IM	Warehouse	1	Y	
070	040	362304	9057	36,420	3089283	\$11,250,000	12/14/20	\$308.90	UNITED RENTALS	C/LI	Warehouse	1	Y	
070	040	362304	9076	1,685	3097283	\$580,000	01/08/21	\$344.21	YAHOW HAIR SALON AND RESIDENCE	M2	Single Family(C/I	1	Y	
070	040	362304	9099	18,220	2986948	\$2,700,000	05/08/19	\$148.19	HARRISON EQUIPMENT	M2	Warehouse	1	Y	
070	040	362304	9110	60,916	3131560	\$32,321,774	07/07/21	\$530.60	IDC MEDICAL OFFICE BUILDING	CA	Medical/Dental O	1	Y	
070	040	883660	0100	59,000	3005416	\$10,800,000	08/15/19	\$183.05	PACIFIC WEST BUSINESS CENTER	M2	Warehouse	1	Y	
070	040	883660	0102	22,500	3029276	\$3,800,000	01/03/20	\$168.89	WHSE	M2	Warehouse	1	Y	
070	050	012204	9015	26,390	3166538	\$10,140,826	12/29/21	\$384.27	KENTWOOD BUSINESS PARK	I2	Warehouse	1	Y	
070	050	012204	9053	18,998	2997086	\$6,600,000	06/25/19	\$347.40	LATITUDE CENTER	M1	Retail Store	1	Y	
070	050	062205	9064	1,530	3127859	\$450,000	06/14/21	\$294.12	CUSTOM CABINET, INC.	I2	Industrial(Gen P	1	Y	
070	050	062205	9110	55,696	3098175	\$8,484,000	01/06/21	\$152.33	TECT AEROSPACE	M2	Service Building	5	Y	
070	050	112204	9079	63,546	3069427	\$13,485,000	09/14/20	\$212.21	Lazy Boy Warehouse	M1-C	Warehouse	1	Y	
070	050	122204	9007	15,278	3023852	\$3,225,000	12/04/19	\$211.09	CRICKET BUILDING	M1-C	Office Building	1	Y	
070	050	122204	9037	67,120	3110851	\$10,000,000	04/13/21	\$148.99	LONG PAINTING	I1	Industrial(Gen P	1	Y	
070	050	122204	9067	94,225	3026560	\$17,755,000	12/19/19	\$188.43	NW HARVEST	M1	Warehouse	1	Y	
070	050	122204	9085	34,158	3113425	\$5,625,000	04/22/21	\$164.68	Cascade Heating & Treatment/Ramco	I1	Industrial(Gen P	1	Y	
070	050	122204	9112	66,206	3161378	\$13,000,000	11/22/21	\$196.36	Bradlee	I1	Warehouse	1	Y	
070	050	132204	9194	38,540	3085251	\$8,370,000	11/24/20	\$217.18	MCDONALD - KOMATSU	M3	Industrial(Gen P	1	Y	
070	050	132204	9342	57,893	3090492	\$14,226,015	12/18/20	\$245.73	PACIFIC DETROIT DIESEL	M1	Industrial(Gen P	1	Y	
070	050	383000	0014	1,920	3031918	\$530,000	01/27/20	\$276.04	Happy Nails Nail Salon (converted SFR)	M1-C	Retail Store	1	Y	
070	050	383000	0063	33,634	3027845	\$7,125,000	12/30/19	\$211.84	ADVANCED LADDERS/FIRESIDE HOME SC	M3	Warehouse	2	Y	
070	050	383000	0063	33,634	3121859	\$11,950,000	05/27/21	\$355.30	ADVANCED LADDERS/FIRESIDE HOME SC	I1	Warehouse	2	Y	
070	050	383090	0060	47,890	3121871	\$9,375,000	05/27/21	\$195.76	PACIFIC METALS	I1	Warehouse	2	Y	
070	050	383090	0060	47,890	2972042	\$5,900,000	01/28/19	\$123.20	PACIFIC METALS	M3	Warehouse	2	Y	
070	050	383090	0260	15,000	3069255	\$2,500,000	09/14/20	\$166.67	INDEPENDENT DEALER ACCESSORIES	M3	Warehouse	1	Y	

Improvement Sales for Area 070 with Sales Used

05/27/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
070	050	619540	0160	18,040	3166811	\$3,725,000	12/27/21	\$206.49	Three Sigma MFG	I2	Industrial(Light)	1	Y	
070	050	619540	0180	23,373	3024746	\$4,030,000	11/27/19	\$172.42	INSULATION CONTRACTORS	M1	Warehouse	1	Y	
070	050	631500	0280	39,500	3012793	\$5,500,000	09/27/19	\$139.24	PRIME WINE & SPIRITS	M2	Industrial(Light)	1	Y	
070	050	775780	0044	16,400	3010222	\$3,000,000	09/13/19	\$182.93	APPLIED INDUSTRIAL TECHNOLOGIES	M1-C	Warehouse	1	26	Imp changed after sale; not in ratio
070	050	775980	0022	14,772	2989484	\$2,250,000	05/22/19	\$152.32	J P FRANCIS & ASSOC	M1-C	Warehouse	1	Y	
070	050	872755	0010	8,005	3163743	\$1,750,000	12/09/21	\$218.61	21817 88TH PLACE SOUTH CONDO	I2	Warehouse	1	Y	
070	050	887980	0030	26,805	2970546	\$4,712,500	01/17/19	\$175.81	VACANT INDUSTRIAL BUILDING	M1-C	Warehouse	1	Y	
070	050	887980	0050	62,037	3161921	\$13,775,000	12/01/21	\$222.04	ROTARY OFFSET PRESS	I1	Industrial(Heavy)	1	Y	

Vacant Sales for Area 070 with Sales Used

05/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	Office Building	1	Y
070	005	336590	0830	73,500	3027322	\$3,000,000	12/17/19	\$40.82	Horizon Ford Office	RCM	Office Building	4	Y
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEARDOWN	C/LI	Single Family(C/I Zone)	5	Y
070	010	242304	9061	27,175	3166461	\$1,450,000	12/21/21	\$53.36	GUY'S R.V. STORAGE	IM	Mini Warehouse	1	Y
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	Vacant(Multi-family)	1	Y
070	015	217200	0685	55,860	3140684	\$260,000	08/19/21	\$4.65	VACANT MFR LAND	R24	Vacant(Multi-family)	1	Y
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	Church/Welfare/Relig Srvc	2	Y
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	Vacant(Commercial)	2	Y
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4-Plex	4	Y
070	020	722950	0064	5,152	3108460	\$204,000	03/26/21	\$39.60	VACANT COMMERCIAL LAND	CA	Vacant(Commercial)	1	Y
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	Vacant(Multi-family)	2	Y
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	Parking(Assoc)	1	Y
070	030	022204	9075	2,466,993	3029337	\$60,000,000	01/08/20	\$24.32	VACANT LAND	M1	Vacant(Industrial)	14	Y
070	030	022300	0045	49,535	3006254	\$3,500,000	08/20/19	\$70.66	Vacant Retail Building	TUC-TOD	Retail Store	1	Y
070	030	022340	0070	140,205	2969048	\$6,200,000	01/04/19	\$44.22	FUTURE ELEMENT HOTEL	TUC-TOD	Vacant(Commercial)	1	Y
070	030	352304	9061	260,436	3159666	\$20,400,000	11/19/21	\$78.33	ACT III THEATER	TUC-WP	Movie Theater	1	Y
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	Warehouse	1	Y
070	040	252304	9007	64,445	3000199	\$1,750,000	07/10/19	\$27.15	The Chateau Event Center	TUC-TOD	Restaurant/Lounge	1	Y
070	040	252304	9027	17,832	3026664	\$395,000	12/09/19	\$22.15	SFR ON COMMERCIAL LAND	TUC-TOD	Single Family(C/I Zone)	2	Y
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	Vacant(Industrial)	1	Y
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	NW LANDSCAPING SERVICES	M2	Warehouse	1	Y
070	050	112204	9065	353,707	3115209	\$10,300,000	04/30/21	\$29.12	KOA CAMPGROUND	I1	Campground	1	Y
070	050	142204	9001	690,426	3088617	\$24,600,000	12/11/20	\$35.63	RECREATIONAL EQUIPMENT INC	M1	Office Building	1	Y
070	050	142204	9025	66,412	2969129	\$1,250,000	01/02/19	\$18.82	Vacant Land	M1	Vacant(Industrial)	1	Y
070	050	631500	0040	530,454	3077510	\$23,577,000	10/16/20	\$44.45	SAWDUST SUPPLY	M3	Industrial(Light)	2	Y
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	SFR ON INDUSTRIAL ZONED LAND	M1-C	Single Family(C/I Zone)	1	Y
070	050	775980	0030	34,213	3137295	\$637,500	07/21/21	\$18.63	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y

Improvement Sales for Area 070 with Sales not Used

05/27/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
070	005	359700	0006	57,029	2973980	\$46,000	02/15/19	\$0.81	Southcenter Plaza	RCM	Office Building	1	24	Easement or right-of-way
070	010	192305	9027	7,522	3036492	\$560,000	02/27/20	\$74.45	SEATTLE SUPER SUPPLEMENTS / THAI RES	CA	Retail Store	1	52	Statement to dor
070	010	192305	9061	40,640	3113296	\$47,000	04/21/21	\$1.16	MCCLENDON HARDWARE WAREHOUSE	IM	Warehouse	1	52	Statement to dor
070	010	420440	0225	1,228	3160138	\$85,406	11/18/21	\$69.55	Precision Motors	CA	Auto Showroom and	1	66	Condemnation/eminent domain
070	015	217200	0671	2,400	3093534	\$4,400,000	01/04/21	\$1,833.33	7-ELEVEN	NBP	Conv Store with Gas	1	1	Personal property included
070	015	420440	0261	11,442	3162702	\$1,463	12/04/21	\$0.13	MATHEWSON'S AUTOMOTIVE	CA	Service Building	1	68	Non-gov't to gov't
070	020	182305	9080	1,956	3165746	\$11,310	12/21/21	\$5.78	ROYAL ORCHID	CA	Restaurant/Lounge	1	68	Non-gov't to gov't
070	020	722930	0545	12,582	3026221	\$1,800,000	12/18/19	\$143.06	Home Run Restaurant	CA	Restaurant/Lounge	2	N	
070	020	723150	1720	12,470	3055482	\$2,490	05/08/20	\$0.20	SERVICE LINEN SUPPLY	CD	Retail(Discount)	1	68	Non-gov't to gov't
070	020	723150	1770	11,236	3046795	\$23,050	04/22/20	\$2.05	POST OFFICE	CD	Post Office/Post Ser	1	63	Sale price updated by sales id group
070	030	022310	0040	33,175	3027987	\$3,200,000	12/26/19	\$96.46	PARK EAST BUILDING	TUC-TOD	Office Building	1	10	Tear down
070	030	022320	0042	4,500	3044119	\$259,883	04/17/20	\$57.75	BEST KITCHEN	TUC-TOD	Warehouse	1	51	Related party, friend, or neighbor
070	030	343050	0020	1,984	3130175	\$2,550,000	06/29/21	\$1,285.28	Jiffy Lube	TUC-WP	Mini Lube	1	59	Bulk portfolio sale
070	030	788880	0480	45,525	3092076	\$2,675,000	12/23/20	\$58.76	JF SHELTON CO	M2	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
070	040	302305	9027	2,480	3036509	\$640,000	02/27/20	\$258.06	BRIGHT VIEW LANDSCAPING	CA	Service Building	1	52	Statement to dor
070	040	312305	9097	2,725	3095949	\$2,500,000	01/25/21	\$917.43	SHELL	GC	Conv Store with Gas	1	1	Personal property included
070	040	334040	6120	28,680	3002747	\$2,350,000	07/25/19	\$81.94	LONEACRES INDUSTRIAL PARK	IM	Warehouse	2	18	Quit claim deed
070	040	334040	6120	28,680	3002751	\$2,350,000	07/25/19	\$81.94	LONEACRES INDUSTRIAL PARK	IM	Warehouse	2	18	Quit claim deed
070	040	362304	9073	20,000	3093843	\$1,171,000	09/30/20	\$58.55	HAYDEN MANUFACTURING COMPANY	M2	Warehouse	1	52	Statement to dor
070	050	072205	9026	2,400	2990486	\$3,321,000	05/20/19	\$1,383.75	ARCO AMPM	M1-C	Conv Store with Gas	1	1	Personal property included
070	050	112204	9045	23,200	3135806	\$4,000,000	07/22/21	\$172.41	S & S WELDING INC #1	I1	Industrial(Gen Purp)	1	1	Personal property included
070	050	775780	0071	5,120	3002752	\$435,288	07/25/19	\$85.02	Fastenol	M1-C	Retail Store	1	18	Quit claim deed

Vacant Sales for Area 070 with Sales not Used

05/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
070	005	295490	0357	880	3117022	\$1,500	04/29/21	\$1.70	VACANT MFR LAND	MDR	Vacant(Multi-family)	1	18	Quit claim deed
070	010	420440	0225	4,250	3160204	\$12,984	11/18/21	\$3.06	Precision Motors	CA	Auto Showroom and Lot	1	24	Easement or right-of-way
070	010	420440	0225	4,250	3160205	\$22,111	11/18/21	\$5.20	Precision Motors	CA	Auto Showroom and Lot	1	24	Easement or right-of-way
070	015	217200	0428	265,289	3027579	\$1,610,545	12/23/19	\$6.07	VACANT MFR LAND	R24	Vacant(Multi-family)	3	63	Sale price updated by sales id group
070	015	420440	0261	37,395	3162700	\$33,561	12/04/21	\$0.90	MATHEWSON'S AUTOMOTIVE	CA	Service Building	2	24	Easement or right-of-way
070	015	420440	0261	20,725	3162701	\$1,876	12/04/21	\$0.09	MATHEWSON'S AUTOMOTIVE	CA	Service Building	1	24	Easement or right-of-way
070	015	781280	1975	57,086	3017192	\$100,000	10/25/19	\$1.75	VACANT MFR LAND	R24P	Vacant(Multi-family)	2	68	Non-gov't to gov't
070	020	182305	9080	16,800	3165747	\$16,916	10/27/21	\$1.01	ROYAL ORCHID	CA	Restaurant/Lounge	1	24	Easement or right-of-way
070	020	182305	9080	16,800	3165748	\$4,774	12/21/21	\$0.28	ROYAL ORCHID	CA	Restaurant/Lounge	1	24	Easement or right-of-way
070	040	242304	9071	20,212	3164703	\$394,100	12/15/21	\$19.50	BOEING LONGACRES PARK VACANT	IM	Vacant(Industrial)	1		

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	000020	0043	S 190TH ST
70	30	000020	0044	S 190TH ST
70	30	000320	0020	120 CHRISTENSEN RD
70	30	000320	0021	500 TUKWILA PKWY
70	30	000320	0022	510 TUKWILA PKWY
70	30	022204	9012	20000 RUSSELL RD S
70	30	022204	9029	19620 RUSSELL RD S
70	30	022204	9042	20000 RUSSELL RD S
70	30	022204	9047	20001 S 196TH ST
70	30	022204	9072	62ND AVE S
70	30	022204	9073	S 204TH ST
70	30	022204	9077	64TH AVE S
70	30	022204	9078	S 204TH ST
70	30	022204	9079	20185 FRAGER RD S
70	30	022300	0010	301 TUKWILA PKWY
70	30	022300	0020	100 ANDOVER PARK W
70	30	022300	0050	100 ANDOVER PARK E
70	30	022300	0060	116 ANDOVER PARK E
70	30	022300	0062	120 ANDOVER PARK E
70	30	022310	0010	150 ANDOVER PARK W
70	30	022310	0020	ANDOVER PARK W
70	30	022310	0031	402 BAKER BLVD
70	30	022310	0032	404 BAKER BLVD
70	30	022310	0033	401 EVANS BLACK DR
70	30	022310	0034	404 BAKER BLVD
70	30	022310	0035	131 ANDOVER PARK E
70	30	022310	0036	405 EVANS BLACK DR
70	30	022310	0037	406 BAKER BLVD
70	30	022310	0038	151 ANDOVER PARK E
70	30	022310	0040	130 ANDOVER PARK E
70	30	022310	0075	301 BAKER BLVD
70	30	022310	0085	401 BAKER BLVD
70	30	022310	0087	405 BAKER BLVD
70	30	022310	0099	220 ANDOVER PARK E
70	30	022310	0100	230 ANDOVER PARK E
70	30	022320	0010	402 STRANDER BLVD
70	30	022320	0020	404 STRANDER BLVD
70	30	022320	0030	290 ANDOVER PARK E
70	30	022320	0032	340 ANDOVER PARK E
70	30	022320	0040	510 STRANDER BLVD
70	30	022320	0041	512 STRANDER BLVD
70	30	022320	0042	530 STRANDER BLVD
70	30	022320	0051	331 ANDOVER PARK E
70	30	022320	0052	411 STRANDER BLVD

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	022320	0060	320 ANDOVER PARK E
70	30	022320	0061	505 STRANDER BLVD
70	30	022330	0010	551 STRANDER BLVD
70	30	022330	0040	70TH AVE S
70	30	022340	0040	345 ANDOVER PARK E
70	30	022340	0042	355 TRECK DR
70	30	022340	0045	350 TRECK DR
70	30	022340	0046	343 ANDOVER PARK E
70	30	022340	0047	TRECK DR
70	30	022340	0060	455 ANDOVER PARK E
70	30	022340	0071	410 ANDOVER PARK E
70	30	022340	0080	444 ANDOVER PARK E
70	30	032204	9021	ORILLIA RD S
70	30	032204	9106	19601 FRAGER RD S
70	30	112204	9094	S 208TH ST
70	30	252304	9009	70TH AVE S
70	30	252304	9016	70TH AVE S
70	30	252304	9028	7200 STRANDER BLVD
70	30	252304	9031	70TH AVE S
70	30	252304	9039	16040 CHRISTENSEN RD
70	30	252304	9048	CHRISTENSEN RD
70	30	252304	9069	700 MINKLER BLVD
70	30	252304	9070	600 MINKLER BLVD
70	30	252304	9072	6800 INDUSTRY DR
70	30	252304	9074	70TH AVE S
70	30	252304	9077	16000 CHRISTENSEN RD
70	30	252304	9078	16300 CHRISTENSEN RD
70	30	252304	9080	15700 68TH AVE S
70	30	252304	9081	15700 68TH AVE S
70	30	262304	9011	16901 SOUTHCENTER PKWY
70	30	262304	9019	1001 ANDOVER PARK E
70	30	262304	9021	16400 SOUTHCENTER PKWY
70	30	262304	9024	17305 SOUTHCENTER PKWY
70	30	262304	9062	ANDOVER PARK W
70	30	262304	9063	17275 SOUTHCENTER PKWY
70	30	262304	9064	321 STRANDER BLVD
70	30	262304	9068	16813 SOUTHCENTER PKWY
70	30	262304	9069	17151 SOUTHCENTER PKWY
70	30	262304	9070	17047 SOUTHCENTER PKWY
70	30	262304	9071	17047 SOUTHCENTER PKWY
70	30	262304	9072	402 STRANDER BLVD
70	30	262304	9076	17000 SOUTHCENTER PKWY
70	30	262304	9083	1024 ANDOVER PARK E
70	30	262304	9089	1150 ANDOVER PARK E

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	262304	9091	1130 ANDOVER PARK E
70	30	262304	9093	480 ANDOVER PARK E
70	30	262304	9095	720 ANDOVER PARK E
70	30	262304	9096	SOUTHCENTER PKWY
70	30	262304	9097	500 ANDOVER PARK E
70	30	262304	9098	1120 ANDOVER PARK E
70	30	262304	9100	600 ANDOVER PARK E
70	30	262304	9101	1000 ANDOVER PARK E
70	30	262304	9102	235 STRANDER BLVD
70	30	262304	9104	220 STRANDER BLVD
70	30	262304	9106	1071 ANDOVER PARK E
70	30	262304	9112	TRECK DR
70	30	262304	9113	ANDOVER PARK E
70	30	262304	9120	17401 SOUTHCENTER PKWY
70	30	262304	9121	1071 ANDOVER PARK W
70	30	262304	9122	1051 ANDOVER PARK W
70	30	262304	9123	600 ANDOVER PARK W
70	30	262304	9124	760 ANDOVER PARK W
70	30	262304	9128	16700 SOUTHCENTER PKWY
70	30	262304	9129	16800 SOUTHCENTER PKWY
70	30	262304	9132	900 MIDLAND DR
70	30	262304	9133	900 MIDLAND DR
70	30	262304	9134	17555 SOUTHCENTER PKWY
70	30	262304	9136	17555 SOUTHCENTER PKWY
70	30	262304	9137	16600 SOUTHCENTER PKWY
70	30	262304	9140	INDUSTRY DR
70	30	262304	9142	375 CORPORATE DR S
70	30	343050	0020	6818 S 180TH ST
70	30	352304	9002	6801 S 180TH ST
70	30	352304	9003	6751 S 180TH ST
70	30	352304	9008	17951 SOUTHCENTER PKWY
70	30	352304	9014	18700 SOUTHCENTER PKWY
70	30	352304	9031	5901 S 180TH ST
70	30	352304	9037	18800 ORILLIA RD S
70	30	352304	9039	SOUTHCENTER PKWY
70	30	352304	9040	17951 SOUTHCENTER PKWY
70	30	352304	9061	5910 S 180TH ST
70	30	352304	9069	1230 ANDOVER PARK E
70	30	352304	9070	1228 ANDOVER PARK E
70	30	352304	9071	1224 ANDOVER PARK E
70	30	352304	9074	1232 ANDOVER PARK W
70	30	352304	9075	1210 ANDOVER PARK E
70	30	352304	9077	1200 ANDOVER PARK E
70	30	352304	9081	19000 57TH AVE S

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	352304	9082	19000 57TH AVE S
70	30	352304	9084	1233 ANDOVER PARK E
70	30	352304	9085	1180 ANDOVER PARK W
70	30	352304	9087	17601 SOUTHCENTER PKWY
70	30	352304	9088	17651 SOUTHCENTER PKWY
70	30	352304	9092	1205 ANDOVER PARK W
70	30	352304	9095	6750 S 180TH ST
70	30	352304	9097	1161 ANDOVER PARK W
70	30	352304	9098	1141 ANDOVER PARK W
70	30	352304	9099	1120 ANDOVER PARK W
70	30	352304	9101	S 180TH ST
70	30	352304	9102	1121 ANDOVER PARK W
70	30	352304	9104	18125 ANDOVER PARK W
70	30	352304	9105	5920 S 180TH ST
70	30	352304	9107	17855 SOUTHCENTER PKWY
70	30	352304	9122	ANDOVER PARK E
70	30	352304	9123	17850 SOUTHCENTER PKWY
70	30	352304	9124	SOUTHCENTER PKWY
70	30	362304	9016	7000 S 180TH ST
70	30	362304	9079	6847 S 180TH ST
70	30	362304	9087	6841 S 180TH ST
70	30	362304	9094	6835 S 180TH ST
70	30	362304	9095	6815 S 180TH ST
70	30	362304	9106	6804 S 180TH ST
70	30	362304	9107	441 COSTCO DR
70	30	537920	0290	16425 SOUTHCENTER PKWY
70	30	537920	0300	No Situs Address
70	30	537920	0310	16705 SOUTHCENTER PKWY
70	30	537920	0315	16715 SOUTHCENTER PKWY
70	30	643730	0010	16510 SOUTHCENTER PKWY
70	30	660007	0190	20403 68TH AVE S
70	30	660007	0230	20108 62ND AVE S
70	30	660007	0270	20403 68TH AVE S
70	30	660007	0280	S 212TH ST
70	30	660007	0290	S 208TH ST
70	30	660007	0300	No Situs Address
70	30	660007	0310	No Situs Address
70	30	660007	0320	No Situs Address
70	30	660007	0330	S 208TH ST
70	30	660007	0340	68TH AVE S
70	30	660021	0040	S 196TH ST
70	30	660021	0050	S 199TH PL
70	30	660021	0070	S 199TH PL
70	30	660021	0090	S 199TH PL

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	660021	0100	S 196TH ST
70	30	660021	0110	6324 S 199TH ST
70	30	660021	0140	19802 62ND AVE S
70	30	660021	0200	S 199TH PL
70	30	660021	0220	20119 59TH PL S
70	30	660021	0230	20021 59TH PL S
70	30	660021	0240	20205 59TH AVE S
70	30	660021	0330	S 212TH ST
70	30	660021	0340	59TH PL S
70	30	660021	0350	62ND AVE S
70	30	660021	0360	20025 RUSSELL RD S
70	30	666926	0000	565 ANDOVER PARK W
70	30	666926	0010	No Situs Address
70	30	666926	0020	No Situs Address
70	30	666926	0030	No Situs Address
70	30	666926	0040	No Situs Address
70	30	666926	0050	No Situs Address
70	30	666926	0060	No Situs Address
70	30	666926	0070	No Situs Address
70	30	666926	0080	No Situs Address
70	30	666926	0090	No Situs Address
70	30	666926	0100	No Situs Address
70	30	666926	0110	No Situs Address
70	30	666926	0120	No Situs Address
70	30	666926	0130	No Situs Address
70	30	666926	0140	No Situs Address
70	30	666926	0150	No Situs Address
70	30	666926	0160	No Situs Address
70	30	666926	0170	No Situs Address
70	30	666926	0180	No Situs Address
70	30	666926	0190	No Situs Address
70	30	666926	0200	No Situs Address
70	30	666926	0210	No Situs Address
70	30	788880	0040	6412 S 190TH ST
70	30	788880	0060	6200 S 190TH ST
70	30	788880	0080	6020 S 190TH ST
70	30	788880	0098	19017 62ND AVE S
70	30	788880	0099	19039 62ND AVE S
70	30	788880	0100	19039 62ND AVE S
70	30	788880	0111	6020 S 190TH ST
70	30	788880	0130	6040 S 194TH ST
70	30	788880	0131	19221 62ND AVE S
70	30	788880	0132	19241 62ND AVE S
70	30	788880	0140	5920 S 194TH ST

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	788880	0150	5866 S 194TH ST
70	30	788880	0155	5872 S 194TH ST
70	30	788880	0160	5862 S 194TH ST
70	30	788880	0170	5858 S 194TH ST
70	30	788880	0180	5844 S 194TH ST
70	30	788880	0190	5810 S 194TH ST
70	30	788880	0200	19713 58TH PL S
70	30	788880	0210	19823 58TH PL S
70	30	788880	0330	19015 66TH AVE S
70	30	788880	0350	19206 64TH AVE S
70	30	788880	0360	19014 64TH AVE S
70	30	788880	0430	19437 66TH AVE S
70	30	788880	0440	19411 66TH AVE S
70	30	788880	0450	6403 S 194TH ST
70	30	788880	0460	6241 S 194TH ST
70	30	788880	0470	6203 S 194TH ST
70	30	788880	0480	19516 62ND AVE S
70	30	788880	0500	6051 S 194TH ST
70	30	788880	0535	5869 S 194TH ST
70	30	788880	0540	5851 S 194TH ST
70	30	788880	0550	19710 58TH PL S
70	30	788880	0560	19725 RUSSELL RD S
70	30	788880	0570	19715 RUSSELL RD S
70	30	788880	0580	19615 RUSSELL RD S
70	30	788890	0010	18436 CASCADE AVE S
70	30	788890	0030	18604 CASCADE AVE S
70	30	788890	0040	18449 CASCADE AVE S
70	30	788890	0060	6725 TODD BLVD
70	30	788890	0080	6700 S GLACIER ST
70	30	788890	0090	6601 S GLACIER ST
70	30	788890	0091	6701 S GLACIER ST
70	30	788890	0100	6601 S GLACIER ST
70	30	788890	0110	6545 S GLACIER ST
70	30	788890	0111	18475 OLYMPIC AVE S
70	30	788890	0112	S GLACIER ST
70	30	788890	0120	6540 S GLACIER ST
70	30	788890	0121	18435 OLYMPIC AVE S
70	30	788890	0140	18325 OLYMPIC AVE S
70	30	788890	0150	18251 CASCADE AVE S
70	30	788890	0153	18370 OLYMPIC AVE S
70	30	788890	0155	18340 OLYMPIC AVE S
70	30	788890	0162	18260 OLYMPIC AVE S
70	30	788890	0164	6700 RIVERSIDE DR
70	30	788890	0165	WEST VALLEY HWY

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	788890	0170	18200 CASCADE AVE S
70	30	788890	0175	18300 CASCADE AVE S
70	30	870021	0010	18338 ANDOVER PARK W
70	30	870021	0020	18290 ANDOVER PARK W
70	30	870021	0030	ANDOVER PARK W
70	30	870021	0040	18100 ANDOVER PARK W
70	30	870021	0050	18000 ANDOVER PARK W
70	30	870021	0080	18205 ANDOVER PARK W
70	30	870021	0090	18271 ANDOVER PARK W
70	30	870021	0100	18323 ANDOVER PARK W
70	30	870021	0140	SEGALE PARK - C DR
70	30	870021	0150	ANDOVER PARK W
70	30	870022	0020	360 CORPORATE DR N
70	30	870040	0010	SOUTHCENTER PKWY
70	30	870040	0020	18801 SOUTHCENTER PKWY
70	30	870040	0030	SOUTHCENTER PKWY
70	30	870040	0040	SOUTHCENTER PKWY
70	30	870040	0050	SOUTHCENTER PKWY
70	30	870040	0060	18500 SOUTHCENTER PKWY
70	30	870040	0070	SOUTHCENTER PKWY
70	30	870040	0080	S 200TH ST
70	30	870040	0090	SOUTHCENTER PKWY
70	30	870040	0100	SOUTHCENTER PKWY
70	30	870040	0110	ORILLIA RD S
70	30	870040	0120	46TH AVE S
70	30	870040	0130	57TH AVE S
70	30	870040	0140	S 178TH ST
70	30	870040	0150	SOUTHCENTER PKWY
70	30	870040	0160	ORILLIA RD S
70	30	870040	0170	ORILLIA RD S
70	30	870040	0180	S 200TH ST
70	30	870040	0190	SOUTHCENTER PKWY
70	30	870040	0200	SOUTHCENTER PKWY
70	30	870040	0210	SOUTHCENTER PKWY
70	30	870040	0220	S 204TH ST
70	30	870040	0230	S 184TH PL
70	30	870040	0240	SOUTHCENTER PKWY
70	30	870040	0250	SOUTHCENTER PKWY
70	30	870040	0260	S 200TH ST
70	30	870040	0270	S 204TH ST
70	30	883510	0000	340 UPLAND DR
70	30	883510	0010	340 UPLAND DR
70	30	883510	0020	340 UPLAND DR
70	30	883510	0030	340 UPLAND DR

Physical Inspection 2022 - Area 70				
Geo	Nghd	Major	Minor	Address
70	30	883510	0040	340 UPLAND DR
70	30	883510	0050	340 UPLAND DR
70	30	883510	0060	340 UPLAND DR
70	30	883510	0070	340 UPLAND DR
70	30	883510	0080	340 UPLAND DR
70	30	883510	0090	340 UPLAND DR
70	30	883510	0100	340 UPLAND DR
70	30	883510	0110	340 UPLAND DR
70	30	883650	0010	1035 ANDOVER PARK W
70	30	883650	0020	1015 ANDOVER PARK W
70	30	883650	0050	305 UPLAND DR
70	30	883650	0060	335 UPLAND DR
70	30	883650	0070	365 UPLAND DR
70	30	883650	0100	360 MIDLAND DR
70	30	883650	0110	1101 ANDOVER PARK W
70	30	928614	0010	6507 S 208TH ST
70	30	928614	0020	6403 S 208TH ST
70	30	928614	0030	6404 S 209TH ST
70	30	928614	0040	6506 S 209TH ST
70	30	928614	0050	20905 66TH AVE S
70	30	928614	0060	6405 S 209TH ST
70	30	928614	0070	21003 66TH AVE S
70	30	928614	0080	6407 S 210TH ST
70	30	928614	0090	21019 66TH AVE S
70	30	928615	0010	6603 S 209TH ST
70	30	928615	0020	6608 S 211TH ST
70	30	928615	0040	6621 S 211TH ST
70	30	928615	0050	6719 S 211TH ST

Improvement Sales for Area 075 with Sales Used

01/12/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	020	092405	9227	2,400	3048887	\$1,051,000	05/27/20	\$437.92	7-ELEVEN	CB	Conv Store without Ga	1	Y	
075	020	102405	9123	63,351	3157065	\$29,350,000	11/05/21	\$463.29	DELPHI BLDG	OLB2	Office Building	1	Y	
075	020	112405	9007	191,837	3128673	\$78,000,000	06/24/21	\$406.60	SUNSET VILLAGE SHOPPING CENTER & T	CB	Shopping Ctr(Nghbrhd	2	Y	
075	020	112405	9028	5,038	3027267	\$13,850,000	12/19/19	\$2,749.11	TRAILER INNS RV PARK (96 RV SITES)	NMU	Mobile Home Park	1	Y	
075	020	128359	0030	61,218	3027805	\$16,300,000	12/19/19	\$266.26	WASHINGTON DEPT OF ECOL	OLB2	Office Building	1	Y	
075	020	142405	9049	12,771	3162856	\$900,000	12/08/21	\$70.47	EASTGATE CONGREGATIONAL CHURCH	R-5	Church/Welfare/Relig	1	Y	
075	020	162405	9028	42,381	3018369	\$19,999,999	10/28/19	\$471.91	NEWPORT PLACE	CB	Office Building	1	Y	
075	020	162405	9195	2,700	2974058	\$1,418,000	02/08/19	\$525.19	ANIMAL HOSPITAL OF FACTORIA	PO	Vet/Animal Control Sr	1	Y	
075	020	220150	1403	2,719	2997735	\$1,250,000	06/25/19	\$459.73	WASHINGTON FEDERAL SAVINGS & LOA	NMU	Bank	1	Y	
075	020	220150	1404	1,596	2985626	\$1,450,000	04/30/19	\$908.52	76 AUTO CARE	NMU	Service Station	1	Y	
075	020	220150	1413	4,756	3003345	\$3,900,000	08/05/19	\$820.02	VEHICLE EMISSION	NMU	Service Building	1	Y	
075	020	220550	0620	64,837	3036168	\$23,575,000	02/22/20	\$363.60	CRESTWOOD CORPORATE PLAZA	O	Office Building	1	Y	
075	020	545330	0230	32,129	3159573	\$15,425,000	11/19/21	\$480.10	BIOCONTROL SYSTEMS	O	Office Building	1	Y	
075	020	545330	0250	35,713	3081585	\$11,736,719	11/09/20	\$328.64	TOP LINE IMPORTS	LI	Warehouse	1	Y	
075	040	135230	0825	2,235	3002486	\$1,500,000	07/15/19	\$671.14	FOOD MART & BIGFOOT JAVA ESPRESSO	CA	Conv Store without Ga	1	Y	
075	040	135230	1205	21,981	3003133	\$2,600,000	07/31/19	\$118.28	WAREHOUSE	CA	Warehouse	1	Y	
075	040	172305	9074	2,970	3167033	\$1,375,000	12/30/21	\$462.96	CHINESE VILLAGE RESTAURANT	CA	Restaurant/Lounge	1	Y	
075	040	334210	1395	6,304	3111651	\$1,350,000	04/14/21	\$214.15	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/Relig	2	Y	
075	040	334330	0642	2,620	3155164	\$1,000,050	10/22/21	\$381.70	Retail Store, Apt & Storage	R-6	Retail Store	1	Y	
075	040	334330	1140	17,240	3152821	\$4,700,000	10/18/21	\$272.62	44 RENTON SHOPPING & OFFICE CENTER	CA	Retail Store	1	Y	
075	040	334570	0060	16,140	3141380	\$2,500,000	08/24/21	\$154.89	J&M Machine Warehouse	CA	Industrial(Gen Purpos	1	Y	
075	040	418230	0110	1,367	3013269	\$115,000	09/30/19	\$84.13	LANE HANGAR CONDOMINIUM	IM	Air Terminal and Hang	2	Y	
075	040	418230	0140	903	3076511	\$90,000	10/09/20	\$99.67	LANE HANGAR CONDOMINIUM	IM	Air Terminal and Hang	1	Y	
075	040	606125	0020	23,330	3164114	\$23,000,000	12/14/21	\$985.86	NEWCASTLE COMMONS	MU-R	Retail(Line/Strip)	2	Y	
075	040	722400	0236	1,377	3028018	\$318,000	12/27/19	\$230.94	OFFICE BUILDING (NORTH 1/2)	R-10	Office Building	1	Y	
075	040	722400	0240	1,715	3137582	\$700,000	08/02/21	\$408.16	OFFICE BUILDING	R-10	Office Building	1	Y	
075	040	722400	0340	5,002	2979081	\$1,180,000	03/22/19	\$235.91	RESTAURANT (ASSOC W/0330 & 0335)	CN	Restaurant/Lounge	3	Y	
075	040	722400	0550	4,396	3007830	\$1,420,000	07/29/19	\$323.02	NORTHSIDE DENTAL CENTER	R-8	Medical/Dental Office	1	Y	
075	040	722400	0755	1,408	3055990	\$480,000	07/06/20	\$340.91	SFR CONVERTED TO OFFICE	CA	Single Family(C/I Use)	1	Y	
075	040	722400	0881	4,780	2998056	\$1,050,000	07/05/19	\$219.67	LEE MEYERS TRANSMISSION	CA	Service Building	1	Y	
075	060	032305	9283	5,357	3127000	\$1,575,000	06/17/21	\$294.01	CCI Building	CA	Office Building	1	Y	
075	060	082305	9096	2,400	3032660	\$660,000	01/28/20	\$275.00	MIKES PLACE TAVERN	CN	Restaurant/Lounge	1	Y	
075	060	092305	9171	5,555	3014732	\$910,000	10/09/19	\$163.82	ROY BROWN AUTO SERVICE	CA	Service Station	1	Y	
075	060	102305	9117	1,312	3053950	\$680,000	06/05/20	\$518.29	INSURANCE AGENCY	CA	Retail Store	1	Y	
075	060	516970	0129	2,370	3149592	\$520,000	10/01/21	\$219.41	OFFICE BUILDING (Converted SFR)	CA	Office Building	1	Y	
075	060	722700	0020	2,663	2969949	\$927,000	01/11/19	\$348.10	RENTON HIGHLAND BUSINESS CENTER C	CA	Condominium(Office)	1	Y	
075	060	722790	0019	13,555	3017428	\$6,593,000	10/25/19	\$486.39	WALGREENS (RENTON HIGHLANDS)	CV	Retail Store	5	69	Net Lease Sale; not in ratio
075	065	008800	0635	2,180	3086927	\$650,000	10/30/20	\$298.17	OFFICE BUILDING	R-8	Office Building	1	Y	
075	065	202305	9126	3,960	3109311	\$1,125,000	04/01/21	\$284.09	MEDICAL CLINIC	CA	Office Building	1	Y	
075	065	232305	9029	4,296	3155990	\$4,750,000	10/26/21	\$1,105.68	VALLEY VIEW MHP (45 PADS + DUPLEX+	R-8	Mobile Home Park	1	Y	
075	065	247390	0020	16,892	3130832	\$7,200,000	06/30/21	\$426.24	RITE AID (FAIRWOOD STORE)	CB	Retail Store	1	Y	
075	065	292305	9160	10,816	3002715	\$1,900,000	07/23/19	\$175.67	VALLEY DENTAL CENTER	CA	Medical/Dental Office	1	Y	
075	065	302305	9111	25,944	2995018	\$8,250,000	06/17/19	\$317.99	VALLEY VIEW PROFESSIONAL BUILDING	CO	Office Building	1	Y	

Improvement Sales for Area 075 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	065	312305	9006	32,627	3166251	\$10,800,000	12/13/21	\$331.01	PACIFIC MEDICAL CENTER RENTON	CO	Medical/Dental Office	4	Y	
075	065	312305	9026	9,014	2970673	\$1,705,000	01/17/19	\$189.15	SPRINGBROOK PROFESSIONAL PARK (TO	CO	Medical/Dental Office	1	Y	
075	065	312305	9152	6,016	3026526	\$1,350,000	12/20/19	\$224.40	MEDICAL OFFICES	CO	Medical/Dental Office	1	Y	
075	065	322305	9063	69,568	2977186	\$25,340,000	03/07/19	\$364.25	NORTH BENSON PLAZA	CA	Retail(Line/Strip)	2	Y	
075	065	322305	9084	2,131	3058913	\$1,047,000	07/10/20	\$491.32	SPRING GLEN VET'S CLINIC	CA	Vet/Animal Control Sr	1	Y	
075	065	322305	9104	8,261	2969607	\$4,415,000	01/10/19	\$534.44	FIRESTONE	CA	Retail Store	1	69	Net Lease Sale; not in ratio
075	065	512690	0211	13,543	3026406	\$2,950,000	12/18/19	\$217.82	TACO TIME REGIONAL OFFICE	CN	Office Building	1	Y	
075	065	662340	0232	8,052	3141413	\$881,000	08/18/21	\$109.41	JOHNSONS WELL DRILLING	R-14	Warehouse	1	Y	
075	065	761680	0400	2,500	3013017	\$920,000	09/15/19	\$368.00	KOREA ACCUPUNCTURE	CO	Office Building	1	Y	
075	070	152306	9070	3,450	3082933	\$6,370,000	11/13/20	\$1,846.38	SW 21, DW 34 TW 1 & SFR	RA5	Mobile Home Park	1	Y	
075	070	292306	9027	3,830	3167364	\$500,000	01/03/22	\$130.55	GARAGES (ASSOC W/302306-9019)	RA2.5	Service Building	2	Y	

Vacant Sales for Area 075 with Sales Used

01/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant(Fast Food)	1	Y	
075	010	531510	1445	44,006	3008476	\$12,000,000	08/30/19	\$272.69	TABIT SQUARE	TC	Retail Store	2	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT A	TC	Service Building	4	Y	
075	020	092405	9142	13,800	3095182	\$2,770,000	01/20/21	\$200.72	Fast Formula 1	CB	Mini Lube	1	Y	
075	020	220150	1413	74,343	3050166	\$6,100,000	06/04/20	\$82.05	VEHICLE EMMISSION	NMU	Service Building	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GIERSCHE LAW OFFICE	O	Office Building	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	Vacant(Commercial)	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	Vacant(Commercial)	1	Y	
075	040	082305	9191	336,992	3026830	\$13,500,000	12/19/19	\$40.06	PUGET SOUND ENERGY- OPERATING PROP	UC	Right of Way/Utility, Road	1	Y	
075	040	088661	0010	596,013	3027876	\$27,500,000	12/30/19	\$46.14	VACANT COMMERCIAL LAND	UC	Vacant(Commercial)	1	Y	
075	040	088661	0070	220,673	3025724	\$10,000,000	12/12/19	\$45.32	VACANT COMMERCIAL LAND	UC	Office Building	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	Vacant(Commercial)	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	Parking(Assoc)	1	Y	
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Us	CA	Single Family(Res Use/Zon	1	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTER (AS	CV	Shopping Ctr(Nghbrhood)	5	Y	
075	065	292305	9017	60,669	3005140	\$2,670,000	08/14/19	\$44.01	Tear Down - Former KC FIRE DEPARTMENT	CA	Service Building	2	Y	
075	065	292305	9110	11,918	3005139	\$1,049,000	08/14/19	\$88.02	WEST AND SONS TOWING	CA	Service Building	1	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	Vacant(Commercial)	1	Y	
075	070	165650	0045	22,808	3157393	\$455,000	11/05/21	\$19.95	RESIDENCE	NB	Vacant(Commercial)	1	Y	

Improvement Sales for Area 075 with Sales not Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	010	531510	1076	8,340	3092654	\$4,200,000	01/04/21	\$503.60	QWest Warehouse	TC	Utility, Public	1	18	Quit claim deed
075	020	162405	9057	41,500	3074279	\$35,000	09/17/20	\$0.84	NEWPORT COVENANT CHURCH	R-5	Church/Welfare	2	24	Easement or right-of-way
075	020	162405	9057	41,500	3121388	\$445,500	05/26/21	\$10.73	NEWPORT COVENANT CHURCH	R-5	Church/Welfare	2	24	Easement or right-of-way
075	035	331650	0055	12,452	2984800	\$32,000	02/20/19	\$2.57	CROSSRIDGE CORPORATE CENTER	O	Office Building	1	24	Easement or right-of-way
075	035	331650	0075	35,530	3009353	\$9,400,000	09/09/19	\$264.57	CROSSROADS OFFICE PARK (ASSOC W/00	O	Office Building	3	46	Non-representative sale
075	040	135230	0005	16,480	2998333	\$3,975,000	07/08/19	\$241.20	BRYANT MOTORS	CA	Service Building	6	12	Estate administrator, guardian, or e
075	040	172305	9129	2,976	3036502	\$400,000	02/27/20	\$134.41	SUNSET CARS	CA	Auto Showroom	2	52	Statement to dor
075	040	212405	9052	0	3102347	\$2,500	02/21/21	\$0.00	PUGET POWER SUBSTATION	R-1	Utility, Public	1	24	Easement or right-of-way
075	040	212405	9067	2,400	3108995	\$699,200	03/09/21	\$291.33	JAX DOG DROP	NB	Retail Store	1	11	Corporate affiliates
075	040	292405	9002	0	3020956	\$350,000	11/12/19	\$0.00	QUENDALL TERMINALS	COR	Industrial(Heavy	1	68	Non-gov't to gov't
075	040	334210	0170	2,880	3083892	\$2,300,000	11/19/20	\$798.61	HAIR SALON & APT	CN	Apartment	1	15	No market exposure
075	040	334210	1395	6,304	3111277	\$1,100,000	04/13/21	\$174.49	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare	2		
075	040	334210	1395	6,304	3097098	\$1,250,000	01/07/21	\$198.29	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare	2		
075	040	334330	1140	17,240	2988130	\$1,150	05/09/19	\$0.07	44 RENTON SHOPPING & OFFICE CENTER	CA	Retail Store	2	68	Non-gov't to gov't
075	040	334330	1150	8,990	3016887	\$78,000	10/22/19	\$8.68	VET CLINIC	CA	Medical/Dental	1	68	Non-gov't to gov't
075	060	102305	9303	9,279	3055019	\$675,000	06/18/20	\$72.74	HIGHLAND EAST CENTER	CA	Retail Store	1	18	Quit claim deed
075	060	722780	0425	175,207	3056793	\$20,225	06/01/20	\$0.12	RENTON TECHNICAL COLLEGE	CA	School(Public)	2	67	Gov't to non-gov't
075	065	008700	0330	2,852	3066704	\$750,000	08/19/20	\$262.97	BENSON HILL DENTAL CLINIC	CN	Medical/Dental	1	15	No market exposure
075	065	202305	9068	9,352	2993989	\$623,219	05/20/19	\$66.64	LIVING CHRISTIAN HOPE FELLOWSHIP	R-8	Church/Welfare	2	51	Related party, friend, or neighbor
075	065	232305	9210	25,372	3156417	\$15,000,000	11/03/21	\$591.20	CEDAR RIVER STATION	CA	Retail(Line/Strip	2		
075	065	322305	9201	2,100	3163340	\$250,000	11/12/21	\$119.05	PIZZA HUT AND PET GROOMING	CA	Retail Store	1	51	Related party, friend, or neighbor
075	070	202306	9044	3,224	3032295	\$340,000	01/29/20	\$105.46	FIRE STATION	RA5	Governmental S	1	67	Gov't to non-gov't
075	070	322306	9035	2,092	3070124	\$150,000	09/02/20	\$71.70	Red Dog Saloon	NB	Tavern/Lounge	2	51	Related party, friend, or neighbor

Vacant Sales for Area 075 with Sales not Used

01/12/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	010	531510	1235	12,230	3027694	\$2,000,000	12/27/19	\$163.53	TULLY'S COFFEE SHOP	TC	Restaurant(Fast Food)	1	68	Non-gov't to gov't
075	020	700010	0210	466,142	3161626	\$40,000	11/05/21	\$0.09	VACANT LAND - OPEN USE	R-1	Vacant(Commercial)	1	24	Easement or right-of-way
075	020	813530	0100	314,503	3010094	\$1,000,000	09/12/19	\$3.18	VACANT LAND	OLB	Vacant(Commercial)	1	18	Quit claim deed
075	040	088661	0020	307,829	2977582	\$65,000	02/28/19	\$0.21	BOEING PARKING LOT	UC	Vacant(Commercial)	2	24	Easement or right-of-way
075	040	322405	9010	249,600	3026290	\$20,000	10/30/19	\$0.08	VACANT LAND (WETLANDS & STREAM)	RC	Vacant(Commercial)	1	63	Sale price updated by sales id group
075	040	606125	0090	72,649	2971763	\$699,900	01/26/19	\$9.63	NEWCASTLE COMMONS	MU-R	Vacant(Multi-family)	1	46	Non-representative sale
075	060	722780	1785	47,603	3145737	\$1,900,000	09/14/21	\$39.91	VACANT LAND	CV	Vacant(Commercial)	1	67	Gov't to non-gov't
075	065	202305	9013	586,585	2977779	\$16,000	03/08/19	\$0.03	PSE Vacant Land	RM-F	Vacant(Multi-family)	1	18	Quit claim deed
075	065	202305	9131	79,589	3009777	\$300,000	09/09/19	\$3.77	VACANT LAND	R-14	Vacant(Commercial)	2	18	Quit claim deed
075	065	212305	9072	156,917	3108772	\$85,000	03/30/21	\$0.54	VACANT LAND	R-14	Vacant(Multi-family)	1	46	Non-representative sale
075	065	272305	9051	102,029	3136644	\$29,326,379	07/28/21	\$287.43	VILLAGE CONCEPTS AT FAIRWOOD	R24	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
075	065	312305	9159	72,284	3166252	\$1,339,000	12/20/21	\$18.52	EXCESS PARKING (ASSOC W/9006)	CO	Parking(Assoc)	2	11	Corporate affiliates
075	065	761680	0220	23,340	3044284	\$90,000	04/22/20	\$3.86	VACANT LAND	CO	Vacant(Commercial)	2	51	Related party, friend, or neighbor

Physical Inspection 2022 - Area 75

Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	006000	0010	MICROSOFT ADVANTA - BLDG A	3007 160TH AVE SE
75	20	006000	0020	MICROSOFT ADVANTA - BLDG B	
75	20	006000	0030	MICROSOFT ADVANTA - BLDG C	
75	20	006000	0040	MICROSOFT ADVANTA PARKING GARAGE	
75	20	022785	0000	ANDREW'S GLEN AT ST MARGARET'S	4228 FACTORIA BLVD SE
75	20	034000	0000	AVONLEA CONDOMINIUM	6401 SE COUGAR MOUNTAIN WAY
75	20	045160	0000	BALLANTRAE SQUARE CONDOMINIUM	4160 128TH AVE SE
75	20	064315	0000	BELCERA CONDOMINIUM	14715 SE 24TH ST
75	20	067003	0010	Parking Garage for Auto Dealership (As	3231 148TH AVE SE
75	20	067003	0020	Bellevue Nissan - under construction	3235 148TH AVE SE
75	20	067003	0030	Parking Lot for Bellevue Nissan (assoc	
75	20	067004	0010	RETAIL BUILDING	12827 SE 40TH PL
75	20	067004	0020	CIAN PLAZA	
75	20	068598	0000	BELLEVUE TOWNHOMES CONDOMINIUM	12434 SE 30TH ST
75	20	082405	9212	BELLEVUE CHRISTIAN CHURCH	10808 SE 28TH ST
75	20	082405	9244	POWER SUB STATION	
75	20	082405	9278	FRUIT STAND	2380 BELLEVUE WAY SE
75	20	082405	9322	DNR Submerged Land	
75	20	091199	0000	BOMAX CONDOMINIUM	12611 SE 30TH ST
75	20	092405	9003	VAC-LANDLOCKED PCL	
75	20	092405	9012	Allied Moving	13045 SE 32ND ST
75	20	092405	9027	EAST SHORE UNITARIAN CHURCH	12700 SE 32ND ST
75	20	092405	9032	RAILROAD	
75	20	092405	9034	PARC 3 AT WOODRIDGE	3005 125TH AVE SE
75	20	092405	9038	FACTORIA CINEMAS	3505 128TH AVE SE
75	20	092405	9040	SERVICE GARAGES	12404 SE 38TH ST
75	20	092405	9047	JUNIPER RIDGE APTS	12112 SE 31ST ST
75	20	092405	9049	IMI OFFICE BLDG	12410 SE 32ND ST
75	20	092405	9051	BELLEVUE KOREAN PRESBYTERIAN CHUR	3105 125TH AVE SE
75	20	092405	9052	TACO BELL	3705 128TH AVE SE
75	20	092405	9055	FACTORIA OFFICE BLDG	12600 SE 38TH ST
75	20	092405	9060	VACANT LAND	11600 SE 32ND ST
75	20	092405	9063	BROADCAST EQUIPMENT SHED	3055 118TH AVE SE
75	20	092405	9065	NEWPORT SHORES BUS CTR	3240 118TH AVE SE
75	20	092405	9088	CIRCLE K/76	3727 FACTORIA BLVD SE
75	20	092405	9091	VACANT-WETLAND	13025 SE 32ND ST
75	20	092405	9093	SMALL OFFICE (SFR CONVERSION)	11823 SE 32ND ST
75	20	092405	9094	VACANT LAND	3200 LAKE WASHINGTON BLVD
75	20	092405	9097	OFFICE	11831 SE 32ND ST
75	20	092405	9099	FACTORIA PLACE	12816 SE 38TH PL
75	20	092405	9100	FACTORIA VILLAGE SHOPPING CENTER	3520 FACTORIA BLVD SE
75	20	092405	9104	CHEVRON/HUNGRY BEAR/BROWN BEAR	3724 FACTORIA BLVD SE
75	20	092405	9105	STRIP RETAIL	12805 SE 38TH PL
75	20	092405	9111	VACANT-POR MERCER SLOUGH PARK	2900 118TH AVE SE
75	20	092405	9114	FACTORIA PLAZA	3900 FACTORIA BLVD SE
75	20	092405	9127	CUCINA CUCINA RESTAURANT & RETAI	3615 128TH AVE SE
75	20	092405	9130	NEWPORT SHORES BUS CTR	3260 118TH AVE SE
75	20	092405	9139	PSE Vacant Land	2800 118TH AVE SE
75	20	092405	9142	Fast Formula 1	3625 128TH AVE SE
75	20	092405	9149	NEWPORT SHORES VISTA	12010 SE 32ND ST
75	20	092405	9150	TOP GUN RESTAURANT	12450 SE 38TH ST
75	20	092405	9159	Factoria North Plaza	12402 SE 38TH ST
75	20	092405	9164	NEWPORT SHORES BUS CTR	3220 118TH AVE SE
75	20	092405	9166	4-PLEX	12601 SE 30TH ST
75	20	092405	9168	DAVIDSON-MACRI INC	12020 SE 32ND ST
75	20	092405	9171	4-PLEX	3007 128TH AVE SE
75	20	092405	9178	VACANT LAND	12003 SE 32ND ST

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	092405	9180	CPA OFFICE	12831 SE 38TH ST
75	20	092405	9182	SHELL STATION	3204 RICHARDS RD
75	20	092405	9191	SHELL STATION-PARKING ASSOC -9182	3204 RICHARDS RD
75	20	092405	9197	VACANT LAND	12001 SE 32ND ST
75	20	092405	9204	Taco Time	3920 FACTORIA BLVD SE
75	20	092405	9208	VACANT	3135 125TH AVE SE
75	20	092405	9215	RAILROAD	12101 SE 32ND ST
75	20	092405	9216	PSE Vacant Land	3133 125TH AVE SE
75	20	092405	9224	4-PLEX	12610 SE 30TH ST
75	20	092405	9227	FORMER 7-ELEVEN	3711 128TH AVE SE
75	20	092405	9228	THAI GINGER AND OFFICE	3717 FACTORIA BLVD SE
75	20	092405	9230	LINE RETAIL/RESTAURANTS (ASSOC W/	12606 SE 38TH ST
75	20	092405	9236	FACTORIA NORTH	12400 SE 38TH ST
75	20	092405	9238	4-PLEX	3029 128TH AVE SE
75	20	092405	9242	RETAIL BLDGS CARRIED ON 9230	12602 SE 38TH ST
75	20	092405	9246	SWEDISH HEALTHCARE FACTORIA	12917 SE 38TH PL
75	20	092405	9247	4-PLEX	12606 SE 30TH ST
75	20	092405	9249	VACANT-WETLAND	13035 SE 32ND ST
75	20	092405	9257	STERLING PLAZA	3535 128TH AVE SE
75	20	092405	9259	STERLING PLAZA PHASE II	3545 FACTORIA BLVD SE
75	20	092405	9260	PARKING	3525 128TH AVE SE
75	20	092405	9262		
75	20	092405	9264	Assoc Parking w/ -9149	
75	20	092405	9269	Newport Marina Parking	
75	20	092405	9270	Newport Marina Parking Lot	
75	20	102405	9002	The Carrington	2501 148TH AVE SE
75	20	102405	9003	DAYCARE (BUILDING Q) & 2 STUDENT D	3000 145TH PL SE
75	20	102405	9006	LAND- PARKING BCC	3001 148TH AVE SE
75	20	102405	9008	BELLEVUE COMMUNITY COLLEGE	3001 148TH AVE SE
75	20	102405	9017	BELLEVUE HONDA DEALERSHIP	13291 SE 36TH ST
75	20	102405	9020	EXTENDED STAY AMERICA - FACTORIA	3700 132ND AVE SE
75	20	102405	9024	KC ROAD DISTRICT-3	4001 135TH AVE SE
75	20	102405	9031	CROSSROADS TOWING	2457 KAMBER RD
75	20	102405	9033	HUMANE SOCIETY	13212 SE EASTGATE WAY
75	20	102405	9036	Dentistry of Bellevue	14605 SE 36TH ST
75	20	102405	9045	SILVER CLOUD INN EASTGATE	14632 SE EASTGATE WAY
75	20	102405	9050	KC MED HEALTH CTR	14350 SE EASTGATE WAY
75	20	102405	9055	VACANT LAND (ASSOC W/9066)	3201 148TH AVE SE
75	20	102405	9056	SUNSET ELEMENTARY SCHOOL	3810 132ND AVE SE
75	20	102405	9060	CHAMPIONS CENTRE CHURCH	2649 LANDERHOLM CIR SE
75	20	102405	9066	LINE RETAIL	3207 148TH AVE SE
75	20	102405	9068	SILVER CLOUD INN EASTGATE (ASSOC V	14638 SE EASTGATE WAY
75	20	102405	9071	VACANT	13208 SE EASTGATE WAY
75	20	102405	9075	SHELL FOOD MART	2659 148TH AVE SE
75	20	102405	9076	Bellevue School District Land	
75	20	102405	9080	BANK OF AMERICA	14440 SE EASTGATE WAY
75	20	102405	9083	PUGET SOUND ENERGY	13635 SE 26TH ST
75	20	102405	9084	EASTSIDE OFFICE BUILDING	14205 SE 36TH ST
75	20	102405	9090	CHALET APTS	2627 148TH AVE SE
75	20	102405	9097	PSE Vacant Land	13625 SE 26TH ST
75	20	102405	9098	CHESTNUT HILL ACADEMY SCHOOL	13725 SE 26TH ST
75	20	102405	9108	I-90 PARK PLAZA	14405 SE 36TH ST
75	20	102405	9110	SGC BLDG	13737 SE 26TH ST
75	20	102405	9115	EAST GATE PARK & RIDE	14200 SE EASTGATE WAY
75	20	102405	9116	NEWPORT HEIGHTS OFFICE BUILDING	13231 SE 36TH ST
75	20	102405	9123	DELPHI BLDG	3633 136TH PL SE
75	20	102405	9125	INTELLECTUAL VENTURES	14360 SE EASTGATE WAY

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	102405	9126	VACANT	14428 SE EASTGATE WAY
75	20	102405	9129	VACANT	13297 SE 36TH ST
75	20	102405	9130	PSE Vacant Land	13600 SE 30TH ST
75	20	102405	9131	BENAROYA I90	3600 136TH PL SE
75	20	102405	9132	14100 BUILDING	14100 SE 36TH ST
75	20	102405	9133	VAC RESIDENTIAL LAND	3855 135TH AVE SE
75	20	102405	9134	VAC	13300 SE 30TH ST
75	20	102405	9309	VACANT LAND	14800 SE 28TH ST
75	20	104170	0000	BRANDYWINE CONDOMINIUM	12520 SE 30TH ST
75	20	112405	9004	BOEING COMPUTER SERVICES 33-01	2800 160TH AVE SE
75	20	112405	9007	SUNSET VILLAGE SHOPPING CENTER &	3080 148TH AVE SE
75	20	112405	9015	I-90 Corporate Campus (Legacy I-90) - B	3350 161ST AVE SE
75	20	112405	9016	CROSSROADS BIBLE CHURCH	15815 SE 37TH ST
75	20	112405	9018	ROBINSWOOD PARK	2432 148TH AVE SE
75	20	112405	9028	TRAILER INNS RV PARK (96 RV SITES)	15531 SE 37TH ST
75	20	112405	9032	Jewish Temple and School	3850 156TH AVE SE
75	20	112405	9045	FIRE STATION	2802 148TH AVE SE
75	20	112405	9048	ST ANDREWS LUTHERAN CHURCH	2650 148TH AVE SE
75	20	112405	9057	ROOT SPORTS (TV NETWORK) & COMC	3626 156TH AVE SE
75	20	112405	9071	CANNIBUS RETAILER	3079 156TH AVE SE
75	20	112405	9072	STATE PATROL	2803 156TH AVE SE
75	20	112405	9079	EASTGATE CORPORATE CENTER	2800 156TH AVE SE
75	20	112405	9082	DAYS INN BELLEVUE (EASTGATE)	3241 156TH AVE SE
75	20	112405	9087	7-ELEVEN	3237 156TH AVE SE
75	20	112405	9089	Dalian House Chinese	3303 156TH AVE SE
75	20	112405	9090	MCDONALDS	3239 156TH AVE SE
75	20	112405	9091	MORMON TEMPLE	2808 148TH AVE SE
75	20	112405	9092	Michael's Toyota Service Garage (FORM	3080 148TH AVE SE
75	20	112405	9102	SPIRITRIDGE PLAYFIELD	160TH AVE SE
75	20	112405	9105	VACANT	2601 158TH AVE SE
75	20	112405	9118	LARKSPUR LANDING BELLEVUE (EASTG	15805 SE 37TH ST
75	20	112405	9119	LDS CHURCH	15205 SE 28TH ST
75	20	112405	9123	LANDFILL PARK SITE	
75	20	112405	9124	90 NORTH - BLDG. 2	3265 160TH AVE SE
75	20	112405	9125	AUTO DEALERSHIP	15000 SE EASTGATE WAY
75	20	112405	9126	90 NORTH - BLDG. 1	3255 160TH AVE SE
75	20	112405	9130	90 NORTH - BLDG. 3	3156 160TH AVE SE
75	20	112405	9131	90 NORTH - BLDG. 4	3076 160TH AVE SE
75	20	112405	9132	COMPUTER BUILDING 33-03	
75	20	112405	9133	WAREHOUSE BUILDING 33-04	
75	20	112405	9134	OFFICE BUILDING 33-07	
75	20	112405	9135	OFFICE BUILDING 33-08	
75	20	112405	9136	OFFICE BUILDING 33-05	2525 160TH AVE SE
75	20	112405	9141	I-90 Corporate Campus (Legacy I-90) -	
75	20	122405	9008	VASA PARK	3560 WEST LAKE SAMMAMISH PKWY SE
75	20	122405	9097	EASTSIDE CHRISTIAN COMMUNITY CHU	3615 164TH PL SE
75	20	122405	9098	EASTSIDE CHRISTIAN COMMUNITY CHU	
75	20	122405	9115	THE LITTLE STORE	2810 WEST LAKE SAMMAMISH PKWY SE
75	20	122405	9122	SPIRITRIDGE ELEMENTARY SCHOOL	16401 SE 24TH ST
75	20	122405	9131	METRO PUMPING STATION	3810 WEST LAKE SAMMAMISH PKWY SE
75	20	128359	0010	Kenyon Center (Economic unit w/ 0020	3326 160TH AVE SE
75	20	128359	0020	KENYON CENTER PARKING	3200 160TH AVE SE
75	20	128359	0030	WASHINGTON DEPT OF ECOL	3190 160TH AVE SE
75	20	128360	0010	STARBUCKS AND OFFICE SPACE	3181 156TH AVE SE
75	20	128360	0020	AEROWOOD VET HOSPITAL	2975 156TH AVE SE
75	20	128360	0030	THE EASTGATE BLDG-EMC (M1 255881	15500 SE 30TH PL
75	20	128360	0040	NCR CORPORATION	15400 SE 30TH PL

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	128360	0060	EASTGATE OFFICE PARK	15325 SE 30TH PL
75	20	128360	0090	JACK IN THE BOX	3179 156TH AVE SE
75	20	128362	0010	Commons on 90 - formerly EASTGATE C	15900 SE EASTGATE WAY
75	20	128362	0030	I-90 Bellevue II (Verizon)	3305 160TH AVE SE
75	20	128362	0060	KEY BANK - EASTGATE BRANCH	3240 156TH AVE SE
75	20	132405	9004	VACANT LAND	
75	20	132405	9033	Camp Sambica (BB Gun Range & Chap	
75	20	132405	9051	CAMP SAMBICA - BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE
75	20	132405	9064	SCHOOL AND FIRE STATION	4229 WEST LAKE SAMMAMISH PKWY SE
75	20	132405	9077	COUGAR RIDGE ELEMENTARY	4630 167TH AVE SE
75	20	132405	9080	KINDER CARE	4341 WEST LAKE SAMMAMISH PKWY SE
75	20	132405	9107	VACANT LAND	SE NEWPORT WAY
75	20	132405	9109	FRENCH IMMERSION SCHOOL OF WASH	4211 WEST LAKE SAMMAMISH PKWY SE
75	20	132405	9137	VACANT	4225 WEST LAKE SAMMAMISH PKWY SE
75	20	142405	9049	EASTGATE CONGREGATIONAL CHURCH	15318 SE NEWPORT WAY
75	20	142405	9146	VASA CREEK WOODS SENIOR APARTME	15406 SE NEWPORT WAY
75	20	151580	0000	CHANNEL PLACE PH I CONDOMINIUM	12516 SE 32ND ST
75	20	152405	9005	TYEE JUNIOR HIGH SCHOOL	13630 SE ALLEN RD
75	20	152405	9013	EASTGATE PARK	
75	20	152405	9033	SOUTH BELLEVUE COMMUNITY CENTER	14509 SE NEWPORT WAY
75	20	152405	9074	EDGEBROOK SWIM & TENNIS CLUB	13454 SE NEWPORT WAY
75	20	152405	9080	10-UNIT APARTMENT	13603 SE 41ST ST
75	20	152405	9091	SOMERSET ELEMENTARY SCHOOL	14100 SOMERSET BLVD SE
75	20	152405	9108	CHURCH PARKING	14239 SE ALLEN RD
75	20	152405	9113	FOREST RIDGE CONVENT AND SCHOOL	4750 139TH AVE SE
75	20	152405	9116	ALDERGATE METHODIST CHURCH	14230 SE NEWPORT WAY
75	20	152405	9127	NEWPORT WAY LIBRARY	14250 SE NEWPORT WAY
75	20	153050	0000	CHATEAU VILLE CONDOMINIUM	12840 SE 40TH CT
75	20	162405	9002	FACTORIA SQUARE	
75	20	162405	9003	TARGET - FACTORIA SQUARE	4123 124TH AVE SE
75	20	162405	9017	CHURCH PARKING LOT (ASSOC W/9058	
75	20	162405	9022	NEWPORT COVENANT CHURCH	12800 COAL CREEK PKWY SE
75	20	162405	9023	NEWPORT SENIOR HIGH SCHOOL	4333 128TH AVE SE
75	20	162405	9028	NEWPORT PLACE	4122 128TH AVE SE
75	20	162405	9030	OFFICE	4140 128TH AVE SE
75	20	162405	9038	Sofi At Somerset	13180 SE NEWPORT WAY
75	20	162405	9049	Tenzen Apts	4117 124TH AVE SE
75	20	162405	9054	BANK & LINE RETAIL	4040 128TH AVE SE
75	20	162405	9057	NEWPORT COVENANT CHURCH	12800 COAL CREEK PKWY SE
75	20	162405	9058	ST MADELINE SOPHIE CHURCH	4400 130TH PL SE
75	20	162405	9060	CHURCH PARKING LOT (ASSOC W/9058	
75	20	162405	9069	HOLY CROSS LUTH CHURCH	4315 129TH PL SE
75	20	162405	9070	FACTORIA DENTISTRY	4307 128TH AVE SE
75	20	162405	9085	NEWPORT COVENANT CHURCH PARKIN	
75	20	162405	9110	MCDONALDS	4056 128TH AVE SE
75	20	162405	9132	THE SEVILLE	12626 SE 42ND ST
75	20	162405	9134	MAR ANN APARTMENT	12707 SE 42ND ST
75	20	162405	9158	NEWPORT COVENANT CHURCH PARKIN	
75	20	162405	9167	NEWPORT CONVENANT CHURCH PARK	
75	20	162405	9169	NEWPORT UNITED PRESBYTERIAN	4010 120TH AVE SE
75	20	162405	9171	12 UNIT APT	12846 SE 40TH LN
75	20	162405	9195	ANIMAL HOSPITAL OF FACTORIA	4205 FACTORIA BLVD SE
75	20	162405	9196	Cross Creek Apts	4160 124TH AVE SE
75	20	162405	9198	40th Lane Townhomes	12828 SE 40TH LN
75	20	162405	9202	PUBLIC STORAGE	4041 124TH AVE SE
75	20	162405	9206	MEDICAL & OFFICE BUILDINGS	4317 128TH AVE SE
75	20	162405	9217	THE ROW TOWNHOMES	4249 129TH PL SE

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	162405	9232	L D S FACTORIA	4200 124TH AVE SE
75	20	162405	9234	FIRE STATION	4216 FACTORIA BLVD SE
75	20	162405	9242	SUNSET VILLAGE APARTMENTS	12839 SE 40TH PL
75	20	162405	9246	SUNSET VILLAGE APARTMENTS	12839 SE 40TH PL
75	20	162405	9247	NEWPORT APARTMENTS	12646 SE 42ND ST
75	20	162405	9249	OFFICE BUILDING	12838 SE 40TH PL
75	20	162405	9253	WELLS FARGO BANK	4020 128TH AVE SE
75	20	162405	9254	TANAGER CREST APARTMENTS	12850 SE 40TH PL
75	20	162405	9255	VACANT LAND (IMPACTED)	14075 124TH AVE SE
75	20	162405	9260	NEWPORT CHILDREN'S SCHOOL	12930 SE NEWPORT WAY
75	20	162405	9261	FACTORIA AUTO CENTER	3920 FACTORIA BLVD SE
75	20	162405	9275	FACTORIA EAST	12826 SE 40TH LN
75	20	162405	9299	DENTAL OFFICE	4301 128TH AVE SE
75	20	162405	9301	FACTORIA DENTAL CENTER	4100 128TH AVE SE
75	20	162405	9308	9 X 306' STRIP	128TH AVE SE
75	20	162405	9309	FACTORIA SQUARE - RICARDO'S RESTA	
75	20	162405	9310	WALMART - FACTORIA SQUARE	4126 SE 124TH ST
75	20	162405	9313	KINDER CARE LEARNING CTR	12415 SE 41ST PL
75	20	162405	9315	ANDREW'S HEIGHTS	4053 129TH PL SE
75	20	162405	9317	THE ROW TOWNHOMES	4200 129TH PL SE
75	20	173500	0000	CONCORD HILL CONDOMINIUM	12300 SE 41ST LN
75	20	176310	0000	CORTA MADERA CONDOMINIUM	12721 SE 41ST PL
75	20	177825	0000	COUGAR HILLS ESTATE CONDOMINIUM	4225 155TH PL SE
75	20	177833	0000	COUGAR MOUNTAIN MEADOWS COND	6853 166TH PL SE
75	20	187300	0000	CURRENT CONDOMINIUM	12601 SE 41ST PL
75	20	215453	0000	EAST BELLEVUE BUNGALOWS CONDOM	4035 162ND AVE SE
75	20	220050	0080	M AND H BUILDING	3801 150TH AVE SE
75	20	220050	0509	CHEVRON EXTRA MILE	3725 150TH AVE SE
75	20	220050	0510	KOREAN RESTAURANT	3703 150TH AVE SE
75	20	220050	0511	DENTAL CLINIC	14950 SE ALLEN RD
75	20	220050	0515	SUNSET VILLA	14826 SE 38TH ST
75	20	220150	0005	Eastgate Bible CHURCH	15005 SE 38TH ST
75	20	220150	0420	Adult Care Facility	4131 153RD AVE SE
75	20	220150	1065	SUMMERSET SENIOR LIVING	4150 154TH AVE SE
75	20	220150	1403	WASHINGTON FEDERAL SAVINGS & LO	3712 150TH AVE SE
75	20	220150	1404	76 AUTO CARE	15220 SE 37TH ST
75	20	220150	1405	EASTGATE PLAZA (+ Gas)	3670 150TH AVE SE
75	20	220150	1406	RETAIL STORE	15350 SE 37TH ST
75	20	220150	1407	O'Reilly Auto Parts	15303 SE 37TH ST
75	20	220150	1408	OFFICE BUILDING	15405 SE 37TH ST
75	20	220150	1409	PIZZA HUT	15210 SE 37TH ST
75	20	220150	1413	FORMER VEHICLE EMISSION (TEAR D	15313 SE 37TH ST
75	20	220350	0575	EASTGATE ELEMENTARY SCHOOL	4255 153RD AVE SE
75	20	220550	0010	LUTHERAN CHURCH	3730 148TH AVE SE
75	20	220550	0605	ZEN WELLNESS CENTER	14702 SE 36TH ST
75	20	220550	0620	CRESTWOOD CORPORATE PLAZA	14725 SE 36TH ST
75	20	220730	0000	EASTGATE I-90 OFFICE BUILDINGS A &	14925 SE ALLEN RD
75	20	222405	9005	Forest Ridge School	4800 139TH AVE SE
75	20	232405	9024	CITY PARK	
75	20	232405	9028	Private School	5027 159TH PL SE
75	20	232405	9044	Calvary Chapel	5130 164TH WAY SE
75	20	232405	9074	FIRE STATION 8	5701 LAKEMONT BLVD SE
75	20	232900	0010	PKG ASSOC w/ -0020	
75	20	232900	0020	EMBASSY SUITES HOTEL EASTGATE	3225 158TH AVE SE
75	20	232900	0030	Cabot Plaza Office Building	3245 158TH AVE SE
75	20	233150	0000	EMERALD RIDGE CONDOMINIUM	3010 118TH AVE SE
75	20	242405	9043	THE OPEN WINDOW SCHOOL	6128 168TH PL SE

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	242405	9138	THE OVERLOOK AT LAKEMONT	5305 LAKEMONT BLVD SE
75	20	242405	9146	GREENBELT	
75	20	244270	0010	BIG 5 SPORTING GOODS	4055 128TH AVE SE
75	20	244270	0020	BURGER KING	4103 128TH AVE SE
75	20	244270	0030	CHASE BANK FACTORIA	3919 128TH AVE SE
75	20	244270	0040	BANK OF AMERICA	12727 SE 38TH ST
75	20	244270	0050	KENTUCKY FRIED CHICKEN	12611 SE 38TH ST
75	20	244270	0060	FACTORIA SQUARE - MAIN MALL	12750 SE 39TH ST
75	20	244270	0100	Restaurant & Dental Office	
75	20	244300	0000	FACTORIA STATION CONDOMINIUM	12426 SE 30TH ST
75	20	252405	9022	RATELCO	6775 173RD AVE SE
75	20	252405	9024	FOREST SERVICE FIRE WATCH TOWER	6503 173RD AVE SE
75	20	252405	9027	RATELCO	6501 173RD AVE SE
75	20	252405	9028	RATELCO	6602 173RD AVE SE
75	20	252405	9033	PUGET SOUND ENERGY	6525 173RD AVE SE
75	20	252405	9040	RATELCO	6501 173RD AVE SE
75	20	252405	9041	RATELCO	6501 173RD AVE SE
75	20	252405	9045	RATELCO	6501 173RD AVE SE
75	20	252405	9047	RATELCO	6402 173RD AVE SE
75	20	252405	9164	RATELCO	
75	20	252405	9170	RATELCO	6503 173RD AVE SE
75	20	252405	9202	VACANT	6501 173RD AVE SE
75	20	252405	9203	RATELCO	6512 173RD AVE SE
75	20	311105	0000	HARMONY AT MADRONA PARK COND	2680 139TH AVE SE
75	20	346130	0000	HORIZON VILLAGE AT SOMERSET COND	15238 SE 43RD CT
75	20	386040	0035	ENATAI ELEMENTARY SCHOOL	
75	20	392725	0010	GROUP HEALTH	13451 SE 36TH ST
75	20	392725	0020	Pacific Corporate Center	13555 SE 36TH ST
75	20	409930	0000	LAKE VIEW PLACE CONDOMINIUM	3716 LAKE WASHINGTON BLVD SE
75	20	413935	0000	LAKEMONT CREST CONDOMINIUM	6545 161ST AVE SE
75	20	413941	0220	KINDERCARE LAKEMONT ACADEMY	5015 LAKEMONT BLVD SE
75	20	413941	0230	CHEVRON/BIGFOOT/SUBWAY/CAR WA	5157 LAKEMONT BLVD SE
75	20	413942	0730	TRACT T LAKEMONT PARK	
75	20	413942	0750	LAKEMONT PROFESSIONAL BLDG	5150 VILLAGE PARK DR SE
75	20	413942	0760	LAKEMONT VILLAGE	4989 LAKEMONT BLVD SE
75	20	413980	0000	LAKEMONT RIDGE CONDOMINIUM	6503 SE COUGAR MOUNTAIN WAY
75	20	413985	0000	LAKEMONT VIEW CONDOMINIUM	5149 164TH AVE SE
75	20	419200	0000	LARKSPUR LANDING CONDOMINIUM	4160 178TH LN SE
75	20	431980	0010	CASCADE YARD III - (Econ. Unit For Imp	3245 146TH PL SE
75	20	431980	0020	CASCADE YARD III PARKING (ASSOC. w/	3300 146TH PL SE
75	20	431980	0030	CASCADE YARD BLDG B	3310 146TH PL SE
75	20	431980	0040	CASCADE YARD BLDG A	3290 146TH PL SE
75	20	431980	0050	CASCADE YARD I	3380 146TH PL SE
75	20	431980	0060	CASCADE YARD II	14432 SE EASTGATE WAY
75	20	431980	0070	CASCADE YARD - HUB BUILDING	3300 146TH PL SE
75	20	502879	0000	MADRONA PARK CONDOMINIUM	2840 139TH AVE SE
75	20	502880	0030	GREENBELT	
75	20	502880	0070	GREENBELT	
75	20	517580	0010	EASTSIDE FRIENDS QUAKER CHURCH	4160 158TH AVE SE
75	20	517630	0024	Sanctuary of Praise-LAND	15804 SE NEWPORT WAY
75	20	517630	0025	Sanctuary of Praise-LAND	15800 SE NEWPORT WAY
75	20	517630	0026	Sanctuary of Praise	15800 SE NEWPORT WAY
75	20	517630	0027	Sanctuary of Praise-LAND	15800 SE NEWPORT WAY
75	20	517630	0028	Sanctuary of Praise-LAND	15800 SE NEWPORT WAY
75	20	517630	0029	Sanctuary of Praise-LAND	15800 SE NEWPORT WAY
75	20	530710	0200	THE STANDARD APARTMENTS	2801 130TH AVE SE
75	20	544830	0075	VACANT LAND	3600 LAKE WASHINGTON BLVD SE

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	545229	0000	MERCER PARK CONDOMINIUM	2680 118TH AVE SE
75	20	545330	0020	GARDEN CLUB, THE	13350 SE 26TH ST
75	20	545330	0100	SURREY DOWNS APTS	13035 SE 26TH ST
75	20	545330	0111	2700 BUILDING	2700 RICHARDS RD
75	20	545330	0112	VACANT LAND	
75	20	545330	0120	KAMBER PARK	13221 SE 26TH ST
75	20	545330	0125	VACANT LAND- assoc -0120	13285 SE 26TH ST
75	20	545330	0130	VACANT LAND	13305 SE 26TH ST
75	20	545330	0135	PRIME ELECTRIC	13301 SE 26TH ST
75	20	545330	0136	WEATHERDEK	13434 SE 27TH PL
75	20	545330	0137	VACANT LAND	13417 SE 27TH PL
75	20	545330	0138	VACANT LAND	13468 SE 27TH PL
75	20	545330	0139	PaintWizard Auto Body/Bellevue Auto	13451 SE 27TH PL
75	20	545330	0140	CLINTON & SONS ELECTRIC	13515 SE 26TH ST
75	20	545330	0141	Bellevue Honda (Support Building)	13541 SE 26TH ST
75	20	545330	0142	Bellevue Collision Services	13427 SE 27TH PL
75	20	545330	0143	Viking Building	13456 SE 27TH PL
75	20	545330	0144	VACANT LAND	13543 SE 26TH ST
75	20	545330	0145	ingress & egress	13545 SE 26TH ST
75	20	545330	0146	A & M Auto Repair	13563 SE 27TH PL
75	20	545330	0148	AUTO PRO-COLLISION CENTER	13547 SE 27TH PL
75	20	545330	0150	VACANT LAND	13460 SE 30TH ST
75	20	545330	0151	FOWLER CO	13440 SE 30TH ST
75	20	545330	0160	USPS VEHICLE SVC BLDG	13410 SE 30TH ST
75	20	545330	0161	VACANT LAND	13420 SE 30TH ST
75	20	545330	0162	WAREHOUSE	13318 SE 30TH ST
75	20	545330	0163	VACANT LAND	13324 SE 30TH ST
75	20	545330	0166	OFFICE & WAREHOUSE	13306 SE 30TH ST
75	20	545330	0167	CCS PRINTING	13312 SE 30TH ST
75	20	545330	0180	30TH ST BUILDING	13300 SE 30TH ST
75	20	545330	0182	MERCER PARK	13222 SE 30TH ST
75	20	545330	0183	STEAD BLDG.	13200 SE 30TH ST
75	20	545330	0184	VACANT LAND	13222 SE 30TH ST
75	20	545330	0193	PCA BUILDING (No Excess land due to S	2930 RICHARDS RD
75	20	545330	0194	FACTORIA SECURITY SELF-STORAGE	13120 SE 30TH ST
75	20	545330	0200	SEQUOIA GROVE	13001 SE 28TH ST
75	20	545330	0230	BIOCONTROL SYSTEMS	12822 SE 32ND ST
75	20	545330	0240	PSE Substation	3119 129TH PL SE
75	20	545330	0241	3150 BUILDING	3150 RICHARDS RD
75	20	545330	0244	PUBLIC STORAGE	13105 SE 30TH ST
75	20	545330	0250	TOP LINE IMPORTS	13150 SE 32ND ST
75	20	545330	0255	TERAZZO STONE BUILDING	13162 SE 32ND ST
75	20	545330	0290	West Coast Armory Indoor Range	13216 SE 32ND ST
75	20	545330	0291	EATON	13201 SE 30TH ST
75	20	545330	0292	Warehouse	13215 SE 30TH ST
75	20	545330	0302	PUGET SOUND ENERGY - FACTORIA SEP	13230 SE 32ND ST
75	20	545330	0310	V 5 INDUSTRIAL PARK	13405 SE 30TH ST
75	20	545330	0311	Western Integrated Technologies	13404 SE 32ND ST
75	20	545330	0320	KING COUNTY SOLID WASTE (NEED TO	
75	20	545379	0000	MERCER VIEW CONDOMINIUM	4020 LAKE WASHINGTON BLVD SE
75	20	563700	0000	MORGAN MANOR CONDOMINIUM	4000 129TH PL SE
75	20	602800	0105	ANA ASSISTED LIVING HOME	16160 SE 42ND ST
75	20	602800	0220	ADULT CARE FACILITY	4215 164TH AVE SE
75	20	602800	0225	IDEAL HOME HEALTH ADULT CARE FAC	4205 164TH AVE SE
75	20	606531	1330	NEWPORT YACHT CLUB	81 SKAGIT KY
75	20	606762	0000	NEWPORT COMMONS CONDOMINIUM	4049 129TH PL SE
75	20	606763	0010	ONE NEWPORT	3605 132ND AVE SE

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	606763	0020	TWO NEWPORT	3625 132ND AVE SE
75	20	606763	0030	NEWPORT TOWER	3650 131ST AVE SE
75	20	606763	0040	FOUR NEWPORT BUILDING	3655 131ST AVE SE
75	20	606763	0050	FIVE NEWPORT PLAZA	12920 SE 38TH PL
75	20	606763	0060	NEWPORT TERRACE OFFICE	3617 131ST AVE SE
75	20	606765	0000	NEWPORT COURT CONDOMINIUM	12903 SE 38TH ST
75	20	607273	0000	NEWPORT MARINA CONDOMINIUM	3730 LAKE WASHINGTON BLVD SE
75	20	607277	0000	NEWPORT ON THE PARK CONDOMINIUM	3520 LAKE WASHINGTON BLVD SE
75	20	607310	0000	NEWPORT SUNSET CONDOMINIUM	3612 LAKE WASHINGTON BLVD SE
75	20	607325	0000	NEWPORT VIEW TOWNHOMES CONDO	4250 129TH PL SE
75	20	607326	0000	NEWPORT VILLA CONDOMINIUM	12619 SE 42ND ST
75	20	640340	0000	ORCHARD TERRACE CONDOMINIUM	12406 SE 31ST ST
75	20	700010	0005	VACANT LAND - OPEN USE	11201 SE 24TH ST
75	20	700010	0050	VACANT LAND - OPEN USE	11401 SE 24TH ST
75	20	700010	0100	VACANT LAND - OPEN USE	2900 114TH AVE SE
75	20	700010	0110	VACANT LAND - OPEN USE	2840 114TH AVE SE
75	20	700010	0120	KAYO RADIO	2820 114TH AVE SE
75	20	700010	0130	RADIO TRANSMITTER TOWER	2800 114TH AVE SE
75	20	700010	0150	VACANT LAND - OPEN USE	2920 114TH AVE SE
75	20	700010	0210	VACANT LAND - OPEN USE	11300 BELLEVUE WAY SE
75	20	700010	0350	VACANT	2420 BELLEVUE WAY SE
75	20	700010	0360	PARK & RIDE	2500 BELLEVUE WAY SE
75	20	700010	0445	VACANT	2820 BELLEVUE WAY SE
75	20	700010	0446		
75	20	732685	0000	RIVENDELL TOWNHOMES CONDOMINIUM	2802 118TH AVE SE
75	20	742085	0000	ROSE OF WOODRIDGE CONDOMINIUM	12607 SE 30TH ST
75	20	752556	0000	SAMMAMISH PARKWAY PHASE I COND	4171 WEST LAKE SAMMAMISH PKWY SE
75	20	752560	0000	SAMMAMISH SHORES CONDOMINIUM	3110 WEST LAKE SAMMAMISH PKWY SE
75	20	752670	0000	SAMMAMISH VIEW CONDOMINIUM	16160 SE EASTGATE WAY
75	20	756600	0000	SATOMI CONDOMINIUM	5501 LAKEMONT BLVD SE
75	20	779615	0000	SILVERLEAF 6 CONDOMINIUM	16312 SE 48TH DR
75	20	779616	0000	SILVERLEAF 53 CONDOMINIUM	16359 SE 48TH DR
75	20	780406	0000	6738 163RD PL SE CONDOMINIUM	6738 163RD PL SE
75	20	780407	0000	6750 163RD PL SE CONDOMINIUM	6750 163RD PL SE
75	20	785580	1770	SOMERSET RECREATION CLUB	4445 136TH AVE SE
75	20	785648	0000	SOMERSET CREEK PH 01 CONDOMINIUM	14300 SE 42ND LN
75	20	785659	0000	SOMERSET ESTATES CONDOMINIUM	4164 128TH AVE SE
75	20	785668	0000	SOMERSET VILLAGE TOWNHOMES CON	13801 SE ALLEN RD
75	20	792322	0000	SPIRITRIDGE TOWNHOMES PH 01 CON	16100 SE 33RD CIR
75	20	800095	0000	STERLING HEIGHTS CONDOMINIUM HO	13021 SE 38TH ST
75	20	804370	0110	CAMP SAMBICA BIBLE PARKING	
75	20	804370	0115	SAMBICA CAMP PARKING	
75	20	804370	0120	CAMP SAMBICA	
75	20	804370	0125	CAMP SAMBICA	
75	20	804370	0130	CAMP SAMBICA	
75	20	804370	0135	CAMP SAMBICA	17700 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0140	CAMP SAMBICA	4114 177TH AVE SE
75	20	804370	0145	CAMP SAMBICA	4022 177TH AVE SE
75	20	804370	0165	CAMP SAMBICA BIBLE CAMP	17700 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0170	CAMP SAMBICA BIBLE CAMP	17700 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0325	VACANT-POR CAMP SAMBICA	4050 177TH AVE SE
75	20	804370	0330	CAMP SAMBICA BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0335	CAMP SAMBICA BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0365	CAMP SAMBICA BIBLE CAMP	
75	20	804370	0370	CAMP SAMBICA BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0375	SAMMAMISH BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0380	CAMP SAMBICA BIBLE CAMP	17800 WEST LAKE SAMMAMISH PKWY SE

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Geo	Nbhd	Major	Minor	PropName	AddrLine
75	20	804370	0400	CAMP SAMBICA BIBLE CAMP	17700 WEST LAKE SAMMAMISH PKWY SE
75	20	804370	0412	VACANT RETAIL BUILDING (RESIDENTIAL)	4122 WEST LAKE SAMMAMISH PKWY SE
75	20	808101	0460	ELECTRONIC UTILITY BLDG	15419 SE 53RD PL
75	20	813470	0060	VACANT LAND	2600 145TH AVE SE
75	20	813470	0120	BELLEVUE COMMUNITY COLLEGE - PARKING	
75	20	813470	0130	PARKING GARAGE - BCC	14420 SE 28TH ST
75	20	813470	0140	PARKING GARAGE - BCC	
75	20	813470	0150	PARKING GARAGE	
75	20	813470	0240	BCC OFFICES - RADIO STATION	2650 145TH AVE SE
75	20	813470	0250	VACANT LAND	2654 145TH AVE SE
75	20	813530	0020	SUNSET CORPORATE CAMPUS	13810 SE EASTGATE WAY
75	20	813530	0050	HYATT HOUSE HOTEL (EASTGATE)	3244 139TH AVE SE
75	20	813530	0060	SUNSET RIDGE BLDG. #3 - SUNSET NORTH	3180 139TH AVE SE
75	20	813530	0070	SUNSET RIDGE BLDG. #4 - SUNSET NORTH	3150 139TH AVE SE
75	20	813530	0080	SUNSET RIDGE BLDG. #5 - SUNSET NORTH	3120 139TH AVE SE
75	20	813530	0090	SUNSET RIDGE NORTH - PARKING GARAGE	3100 139TH AVE SE
75	20	813530	0100	VACANT LAND	3002 139TH AVE SE
75	20	813530	0110	WETLAND	3001 139TH AVE SE
75	20	813530	0120	BRIGHT HORIZONS	13808 SE EASTGATE WAY
75	20	813550	0000	SUNSET RIDGE OF BELLEVUE PH 01 CONDO	2973 142ND PL SE
75	20	816390	0000	SYLVAN THE CONDOMINIUM	2405 161ST AVE SE
75	20	866316	0000	TORIA WENS CONDOMINIUM	3305 127TH PL SE
75	20	866430	0000	TOWNE CONDOMINIUM	3018 128TH AVE SE
75	20	924760	0000	WENSLEY COURT CONDOMINIUM	4106 FACTORIA BLVD SE
75	20	941080	0000	WILDRIDGE PARK CONDOMINIUM	3404 161ST PL SE
75	20	954110	0000	WOODRIDGE CREST CONDOMINIUM	12505 SE 30TH ST
75	20	954265	0000	WOODRIDGE GARDENS CONDOMINIUM	12915 SE 26TH PL
75	20	955950	0000	WOODSONG AT COAL CREEK CONDOMINIUM	4515 125TH AVE SE