

Identification of the Area

Name or Designation: Area 50 -- White Center, Boulevard Park, Burien, Sea-Tac

Area

Boundaries:

Boundaries: Area 50 is bounded by Roxbury Street on the north, by S 208th Street on the south, and by Puget Sound on the west. It does not include the City of Normandy Park. Its eastern boundary approximates the line formed by SR 99, SR 599, and I-5 running from north to south.

Maps:

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

Area Description:

Area 50 contains the unincorporated White Center and Boulevard Park neighborhoods on the north and the Cities of Burien and Seatac on the south (See accompanying jurisdictional and neighborhood maps).

The primary focus of economic activity in the area is Seattle-Tacoma International Airport. Most of the commercial property in the City of Seatac is oriented to the airport, providing space and services to airline passengers and air cargo customers. This includes the office space, hotels and motels, restaurants, and parking lots along International Boulevard (Pacific Highway S) and the commercial warehouse properties located to the south and southwest. The business district is surrounded by single and multi-family residential neighborhoods, which provide housing for people employed close by.

Long-term development prospects are very strong for the Seatac neighborhood. Initial work is going forward for construction of a third runway at the airport despite serious neighborhood opposition. The Port of Seattle is expanding the infrastructure at the airport, including an expansion of the parking garage and a renovation of the terminal. New motels and hotels have been completed along International Boulevard (SR 99, Pacific Highway S). The City of Seatac has improved International Boulevard between SR 516 on the north and S 208th Street on the south with repaving, left turn lanes, and sidewalks. The City is planning to relocate its offices and has purchased a site on S 188th Street at 37th Avenue S.

White Center, lying immediately south of the City of Seattle, is an older district originally built up between 1920 and 1950. The White Center retail business district has its main streets at 16th Avenue SW and SW Roxbury Street. During the 50's through the 80's it grew south along 16th Avenue SW to SW 107th Street. In recent years, it has experienced an influx of immigrant families and many of the businesses in the older district reflect this change. The retail business district appears to be bustling with customers. Commercial vacancy rates in White Center appear to be low due to the affordable rents. For many years there has been very little new construction in the oldest parts of the district. White Center business leaders have been interested in redevelopment. On the Seattle side of SW Roxbury St. there is a new Walgreen's Drug store

under construction on the former Chubby and Tubby site. The McLendon Hardware store at 16th Avenue SW and SW 102nd Street continues to be a large customer draw. Safeway closed its two former stores at Roxbury and 35th Avenue SW and at 15th Avenue SW and SW 98th Street. Both of these stores are for sale or lease. The White Center Safeway continues to be vacant. A recent attempt to develop the White Center property into a casino ran into opposition from business leaders and the county. The new Safeway at Roxbury and 27th Avenue SW is expanding the property by building a service station and mini-mart on the site. Demand for housing in White Center remains strong. There is quite a bit of infill housing under construction that is selling in the mid 200's. A large new condominium project is under construction just south of the Roxbury and 26th Safeway store. From SW 107th St. to SW 128th along 16th Avenue SW and Ambaum the neighborhood has a mix of multifamily housing, fast food restaurants and other auto oriented types of businesses. To the east of 16th Avenue SW between Roxbury and SW 107th St., there are a number of light manufacturers, auto repair shops and food processors.

The Burien business district occupies the area from 148th Street on the north to 160th Street on the south, between Ambaum Boulevard and 1st Avenue S. The main business streets are SW 152nd and SW 153rd Streets. This district was built up between 1950 and 1970, and until recently there was little development activity. It contains primarily small retail and service business establishments with some low rise office space. Along 1st Avenue S, at the east edge of the district are neighborhood and community level shopping centers, including Fred Meyer at 143rd Street, Burien Plaza at 148th Street and the Five Corners center at SW 160th Street.

Values of improved properties in the older part of the Burien business district have increased quite slowly in recent years as commercial rents have lagged behind other areas. Land values however, have increased more rapidly with the result that land value has become a larger proportion of total value for most properties. This indicates the beginning of pressure for redevelopment of the district in larger and more intensive uses.

The Burien city government is working to encourage redevelopment of the area and is promoting a more focused identifiable business district in the vicinity of 4th Avenue SW and SW 152nd Street. Their plans include changing 152nd Street from four lanes to two lanes and installing angled on-street parking. A civic community center is planned but a location has not yet been chosen.

Developments within the past 23 years include the Walgreen's Drug Store at the northeast corner of Ambaum Boulevard and SW 148th Street and the renovation of the Burien Plaza shopping center on 1st Avenue S at S 148th Street. Changes to Burien Plaza include a new Safeway superstore and a Rite-Aid Drugstore. Additional line retail space has also been constructed. The Five Corners center, at the northeast corner of 1st Avenue S and S 156th Street, has been redeveloped with a large new Albertson's Market, Trader Joe's, and new line retail space. A 36,000 square foot parcel on the northeast corner of 2nd Avenue SW and SW 150th Street was purchased in 1998 for construction of a hotel. The project stalled and the site was then sold. The site has recently sold again at auction.

Preliminary Ratio Analysis

A ratio study of values prior to revaluation showed a Coefficient of Variation (COV) of 20.70% and a Coefficient of Dispersion (COD) of 15.43%. These numbers were slightly over acceptable levels.

The ratio study was repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 20.70% to 15.12%. The COD was improved from 15.43 % to 11.17%

Scope of Data

Land Value Data:

Vacant sales from 1/1/99 to 12/31/02 were given primary consideration for valuing land. Sales from neighboring area 55 were also considered.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Sales are verified by checking records, making a physical inspection of the site and/or attempting to call the purchaser, seller, tenant or real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections and telephone contact can be limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

Land Value

Land Sales, Analysis, Conclusions

Commercial, industrial and multi-family properties in Area 50 were examined to determine if changes in the assessed value of land were warranted for Roll 2003. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

Land sales that occurred in Area 50 between 1/1/99 and 12/31/01 were investigated to determine if they were market transactions that would be useful in estimating land values. Thirty-five sales were considered useful. These are shown in the following table.

	Commercial	Industrial	Multi-family	Total
Subarea 10	10	0	4	14
Subarea 20	1	0	6	7
Subarea 30	5	0	3	8
Subarea 50	2	1	3	6
Total	18	1	16	35

Based on these sales, value ranges in Area 50 are \$3.00 to \$20.00 per square foot for commercial land, \$3.00 to \$9.00 per square foot for multi-family land and \$3.00 to \$8.00 per square foot for industrial land. Values tend to be lowest in the White Center and Boulevard Park areas (Subareas 10 & 20) and highest in Burien along 1st Avenue S (Subarea 30) and in SeaTac along International Boulevard (Subarea 50). Not all property types are represented in the sales sample. The following table shows the indicated value ranges derived from the sales within the individual subareas :

Subarea	Commercial		Industrial	Multi-family	
	Neighborhood	Community		Lo-density	Hi-density
10	6.00 - 10.00	6.00 - 14.00		3.00 - 5.00	3.00 - 7.50
20	3.00 - 9.00	3.00 - 10.00	3.00 - 3.50	3.00 - 5.00	3.00 - 6.00
30	6.00 - 12.00	6.00 - 15.00		3.00 - 6.00	4.00 - 8.00
50	6.00 - 15.00	9.00 - 20.00	5.00 - 8.00	4.00 - 6.00	6.00 - 9.00

Some selected values lie outside these ranges due to special considerations such as corner location or adverse environmental conditions. The accompanying table presents ranges of land value by zoning and neighborhood.

Recommended land values in Area 50 for Roll '03 resulted in the following changes:

Subarea	Roll '03	Roll '02	Difference	% Change
10	81,636,800	81,016,900	619,900	1.008
20	19,562,500	19,639,700	-77,200	.996
30	117,070,800	109,387,500	7,683,300	1.070
50	504,976,600	502,451,000	2,525,600	1.005
Total	723,246,700	712,495,100	10,751,600	1.015

Land value changes were made for 587 (21%) of the 2,783 parcels in Area 50. Both assessment level and uniformity were significantly improved as a result.

	Ratio Analysis - Present	Ratio Analysis - Future
Weighted Mean Ratio	.879	.973
Coefficient of Dispersion	18.37%	12.70%
Coefficient of Variation	26.24%	16.88%
Price-related Differential	1.11	1.03

Subarea 50-10 -- White Center-Beverly Park

Subarea 10 is bounded by Roxbury-96th Street on the north, by SR 509 on the east, by S 128th Street on the south and by the Sound on the west. It is commonly known as White Center. The two retail concentrations are centered on 16th Avenue SW between Roxbury and SW 116th Street, and along 1st Avenue S.

The sales indicate a value range for commercial land of \$6.00 to \$12.00 per square foot within these core areas with the higher values along the principal arterials, with community and regional business, and lower values on neighboring streets characterized by neighborhood business. Adjustments were made where appropriate within this range. Adjacent multi-family land is presently valued at \$3.00 to \$7.50 per square foot, and recent sales do not support significant increases at this time. There is little industrial property.

Subarea 50-20 -- Boulevard Park

Subarea 20 is bounded by Roxbury-96th Street on the north, by SR 509 on the west, by West Marginal Way on the east, and by S 128th Street on the south. It is commonly known as Boulevard Park and is entirely within unincorporated King County. Most commercially zoned land is located along the arterial streets, Des Moines Way, Military Road, and Pacific Highway (SR 99). Uses within these zones include retail stores, service businesses, apartments, and single-family homes. There are no distinct business districts within the subarea.

The sales indicate a value range for commercial land of \$3.00 to \$10.00 per square foot with higher values on some corner locations. Adjustments were made where appropriate within this range. For land zoned for apartments (R18, R24, and R48) sales indicate a range of \$3.00 to \$6.00 per square foot. Industrial land located south of Roxbury Street and east of SR 509 is presently valued at \$3.00 to \$3.50 per square foot, which is consistent with indications from nearby sales.

Subarea 50-30 -- Burien

Subarea 30 lies entirely within the City of Burien and is bounded by S 128th Street, by SR 509, by SW 168th Street, and by the Sound. The Burien business district is located generally between SW 146th Street and SW 160th Street with 1st Avenue S on the east side and Ambaum Boulevard on the west side. Property within the business district is zoned for neighborhood, community and regional business along the arterial streets and for apartments in adjoining areas.

Sales of commercially zoned land indicate a value range of \$6.00 to \$15.00 per square foot, with the higher values along the principal arterials and within the downtown center district and lower values on neighboring streets characterized by neighborhood business. Adjustments were made where appropriate within this range with higher values on some corner locations with good accessibility. High density multi-family land, zoned R48 by the City of Burien, is selling in the range of \$4.00 to \$7.50 per square foot, which is generally the level at which it is assessed. There is no industrial land within Subarea 30.

Subarea 50-50 -- SeaTac

Subarea 50 includes the City of Seatac, the western edge of the City of Tukwila and the portion of the City of Burien lying east of SR 509-1st Avenue S. Commercial uses are mostly related to SeaTac International Airport, which is located in the center of the sub-area. They are concentrated along International Boulevard (SR 99, Pacific Highway S). Along Military Road and Des Moines Way to the north of SeaTac Airport are service businesses. Lying southwest of the Airport is an industrial area with warehouse distribution centers. Apartment properties are located throughout the subarea with concentrations to the east of International Boulevard and between between SR 509 and Des Moines Way.

Sales of commercial land in SeaTac and Tukwila indicate a value range from \$6.00 per square foot for neighborhood commercial zoning along International Boulevard and Military Road north of S 144th Street up to about \$25.00 for corner locations with community or regional business zoning in the vicinity of the airport. Adjustments were made where appropriate within this range. The minimum valuation of commercial land along International Boulevard between SR 518 and S 208th Street is now \$12.00 and the maximum is \$25.00. Sales of industrial land southwest of the airport support valuations of \$5.00 to \$8.00 per square foot. Valuations for apartment land do not require adjustment at this time.

SeaTac Airport is expanding its facilities, and the expansion will strengthen its domination of surrounding commercial activity. Plans include construction of a third runway to the west of the present runways. Despite opposition from the Cities of Burien and SeaTac and from various citizen groups the runway is presently under construction. Because of airport growth commercial land values in SeaTac will probably continue to appreciate in the next few years.

Land Value Ranges by Zoning and Neighborhood					
Property Types	Zone	Neighborhoods			
		50-10	50-20	50-30	50-50
		White Center	Boulevard Park	Burien	SeaTac/Tukwila
Special Planning (Zone Code 9)	Burien - SPA-1, SPA-2, SPA-3 Tukwila - AU, P			\$7.00 - \$15.00	\$1.00 - \$2.00
Industrial (Zone Code 7)	Burien - I King County - I, IP, IPSO, ISO, SeaTac - I Tukwila - MIC/H, MIC/L, TUC	\$5.00 - \$7.50	\$5.00 - \$7.50/sf	NONE	\$1.00 - \$8.00/sf NO PARCELS
Commercial (Zone Code 6)	Burien - CB, CI, CR, DC, DC-1, O King County - CB, O, RB, (incl P, PSO, SO) SeaTac - ABC, AVC, AVO, BC, BCP, BP, CB, CB-C, CG, O/CM Tukwila - C/L1, MUO, O, RC, RCC, RCM, TVS	\$6.00 - \$12.00/sf	\$3.00 - \$10.00/sf	\$4.00 - \$12.00/sf	\$3.00 - \$5.00/sf \$1.00 - \$18.00/sf \$6.00 - \$14.00/sf
Commercial (Zone Code 5)	Burien - CC1, CC2, CN, NB, RB King County - NB, NBP, NBPSO, NBSO SeaTac - NB Tukwila - NCC	\$6.00 - \$14.00/sf	NO PARCELS	\$6.00 - \$15.00/sf	NO PARCELS \$4.00 - \$8.00/sf \$4.00 - \$11.00/sf
Multi-family (Zone Code 4)	Burien - R-48, RM-18, RM-24 King County - R48, R48P, R48SO, SeaTac - UH, UH-1800, UH-900, Tukwila - NONE	\$5.00 - \$9.00/sf	\$3.50 - \$6.00/sf	\$6.00 - \$10.00/sf	\$4.00 - \$6.00/sf \$3.50 - \$8.00/sf NO PARCELS
Multi-family (Zone Code 3)	Burien - R-12, R-15, R-18, R-24, R-8, RM-12 King County - R-12, R-18, R-24 (incl P, PSO, SO) SeaTac - UM, UH Tukwila - HDR, MDR (2-4 units)	\$4.00 - \$6.00/sf	\$2.00 - \$8.50/sf	\$5.00 - \$10.00/sf	NO PARCELS \$3.00 - \$8.00/sf \$6.00 - \$12.00/sf
Single family (Zone Code 1)	Burien - R1-6 King County - R1, R-6, R-8 SeaTac - UL Tukwila - LDR	\$2.50 - \$6.00/sf	\$2.00 - \$4.00/sf	\$4.00 - \$10.00/sf	\$1.00 - \$5.00/sf \$1.00 - \$5.00/sf \$2.00 - \$10.00/sf

Vacant Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Prop Type	Remarks
050	030	122100	0895	47,695	1668390	\$364,380	02/22/99	\$7.64	VACANT COMMERCIAL LAND	R48	1	2	R	
050	010	079600	0095	12,504	1670695	\$72,500	02/26/99	\$5.80	VACANT APARTMENT LAND	R48	1	2	R	
050	010	316360	0418	56,161	1672471	\$290,000	03/12/99	\$5.16	VACANT LAND	R18	5	2	R	
050	010	079500	0135	7,028	1674044	\$52,000	03/22/99	\$7.40	VACANT (PARKING, MCCOY RACING)	CBSO	1	2	C	
050	020	098500	0520	53,066	1680255	\$190,000	04/21/99	\$3.58	VACANT RM900 LAND	RM900	1	2	R	
050	010	079500	0135	7,028	1683984	\$60,000	05/06/99	\$8.54	VACANT COMMERCIAL LAND	CBSO	1	2	C	
050	010	345100	0209	21,741	1695275	\$188,353	06/23/99	\$8.66	ALBERTSONS PARKING,VACANT	CBSO	2	2	C	vc26
050	020	092304	9455	18,216	1696788	\$56,000	06/29/99	\$3.07	VACANT LAND	RM900P	1	2	R	
050	050	202304	9538	13,715	1699042	\$70,000	07/12/99	\$5.10	VACANT	R48	1	2	R	
050	050	322304	9196	17,800	1706762	\$150,000	08/19/99	\$8.43	VACANT LAND	MP	1	2	M	
050	010	062304	9387	14,232	1709258	\$96,000	08/30/99	\$6.75	VACANT_INCL EASEMENT OVER -9296	NB	1	2	C	
050	010	630340	0295	8,636	1714229	\$43,000	09/29/99	\$4.98	VACANT	R24	1	2	R	
050	010	374460	0970	25,501	1716972	\$157,500	10/18/99	\$6.18	VACANT COMMERCIAL	C1	1	2	C	
050	030	122000	0806	11,250	1719626	\$130,000	10/28/99	\$11.56	VACANT LOT	CB	1	2	C	ck zone
050	010	159160	0545	30,630	1724961	\$130,000	12/01/99	\$4.24	VACANT COMMERCIAL LAND	CBSO	1	2	C	
050	030	192304	9087	29,185	1739512	\$150,000	02/17/00	\$5.14	VACANT	R24	1	2	R	
050	020	562420	0454	10,400	1748427	\$60,000	04/13/00	\$5.77	VACANT LAND	R24	1	2	R	
050	030	122000	0806	11,250	1750181	\$170,000	04/25/00	\$15.11	VACANT LOT	CB	1	2	C	
050	020	562420	0750	38,210	1750888	\$27,500	04/12/00	\$0.72	VACANT COML	RM1800	1	2	R	
050	030	008400	0030	16,875	1751347	\$225,000	04/20/00	\$13.33	VACANT LAND	CI	1	2	C	
050	010	144680	0305	6,254	1753826	\$45,000	05/12/00	\$7.20	VACANT	R48	1	2	R	
050	010	062304	9044	27,971	1754977	\$180,000	05/10/00	\$6.44	VACANT	ISO	1	2	C	
050	030	144640	0255	18,668	1761447	\$120,000	06/26/00	\$6.43	OPEN STORAGE	O	1	2	C	
050	010	144680	0355	12,508	1767688	\$118,000	07/25/00	\$9.43	VACANT COMMERCIAL LAND	NB	1	2	C	
050	050	344500	0131	30,074	1768513	\$630,000	07/25/00	\$20.95	VACANT COMMERCIAL LAND	CB-C	1	2	C	
050	030	144640	0285	6,216	1783103	\$60,000	10/18/00	\$9.65	VACANT	CR	1	2	C	
050	010	345100	0099	18,600	1804852	\$100,000	03/07/01	\$5.38	CSK AUTO,INC VACANT	CBSO	1	2	C	
050	010	285360	0045	93,177	1814628	\$380,000	04/30/01	\$4.08	VACANT (WESTWOOD CT TWNHMS)	R24	2	2	R	
050	010	285360	0040	18,275	1814629	\$75,000	04/26/01	\$4.10	VACANT (WESTWOOD CT TWNHMS)	R24	1	2	R	
050	020	562420	0752	14,289	1816030	\$49,000	05/01/01	\$3.43	VACANT LAND	RM1800	1	2	R	
050	050	940940	0140	5,750	1826396	\$155,000	06/28/01	\$26.96	VACANT	CB	1	2	C	
050	020	098500	1165	9,628	1839186	\$84,000	08/27/01	\$8.72	VACANT	CB	1	2	C	
050	010	219510	0090	10,136	1846935	\$150,000	10/15/01	\$14.80	VACANT	CBSO	1	2	C	

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

Sales comparison calibration

Market sales from throughout the Geographic area were included in the Sales Comparison approach. Following is a table showing sale price per square foot of net rentable area for sales which did not include mixed use properties.

Prop Use	Property type	Price range All 50	# of Sales	Price range 10	50-# of Sales	Price range 20	50-# of Sales	Price range 30	50-# of Sales	Price range 50	50-# of Sales
319	retail (discount)	60	1	60.00	1	-	0	-	0		0
341-a	med/dent (small)	61-84	2	84.00	1	-	0			61.00	1
341-b	med/dent (large)	65-164	6	65- 95	2	-	0	101-164	3	70.00	1
344-a	office (small)	78-126	4	78-126	2	-	0	83-124	2		0
344-b	office (medium)	67-93	6	-	0	-	0	80-93	4	67-82	2
344-c	office (large)	110-161	5							110-161	5
353-a	retail (less than10,000)	56-171	13	69-171	3	63-93	2	56-105	8		0
353-b	retail (greater than10,000)	50-113	3	-	0	-	-	50-113	3		
349	restaurant (drive-in)	153-189	2	-	0	-	0	153-189	2		0
350	restaurant	104-164	5	-	0	-	0	104-164	4	129.00	1
381	veterinary office	76-85	2	76.00	1	-	0	85.00	1		0
392	industrial warehouse	20-66	6	20.00	1	-	0	48-66	2	57-64	3
442	tavern/lounge	140	1	-	0	-	0	140.00	1		
528	garage	48-122	4	48-53	2	122.00	1	107	1		0
MH	MH per site	23000	1	23000.00	1	-	0	-	0		0
			61		14		3		31		4

Cost approach model description

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations, and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or comparable market sales exist.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income capitalization tables were developed for each neighborhood in Area 50. These tables included most retail and service business uses, restaurants, apartments, office and medical office, storage, manufacturing, and repair. A "no" table was created to exclude from income analysis those property types for which the cost approach is considered a more reliable indication of value. These tables are found in the addenda.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records. Economic information was obtained directly from property owners and tenants, from information submitted by appellants in appeal proceedings, and from published sources such as the COMPS Reporting Service and the Puget Sound Business Journal.

Ratio studies were done for the entire geographic Area 50. The results show compliance with IAAO assessment standards and indicate that Area 50 has a proper assessment level.

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

The area appraiser made a review of the appropriateness of the table application before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varied somewhat but fall within an acceptable range of variation from the established guideline. A Senior Appraiser reviewed final value selects before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

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

The new assessment level is 92.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The total assessed value for the 2001 assessment year for Area 50 was \$1,605,000,058. The total recommended assessed value for 2002 assessment year is \$1,662,086,541. This is an increase in assessed value of \$57,086,483 from the previous year.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in a total change from the 2001 assessments of +3.56%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Improved Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	010	012303	9100	8,750	1827722	\$530,000	06/25/01	\$60.57	ST VINCENT DE PAUL	CBSO	1	2	
050	010	012303	9520	2,850	1670909	\$240,000	02/26/99	\$84.21	OZEROFF DENTAL CLINIC	BC	1	2	
050	010	062304	9111	1,650	1702257	\$222,000	07/20/99	\$134.55	BARREL TAVERN	BC	1	2	
050	010	062304	9163	3,200	1693497	\$220,000	06/18/99	\$68.75	ACEC'S RENTALS	CBSO	1	2	
050	010	072304	9096	4,844	1727315	\$276,602	12/06/99	\$57.10	WAREHOUSE + USED CAR LOT	CG	1	2	
050	010	079500	0105	2,310	1703030	\$180,000	08/05/99	\$77.92	FIDELITY LAND	BC	1	2	
050	010	079500	0125	4,380	1789037	\$210,450	11/16/00	\$48.05	MCCOY RACING PRODUCTS	BC	1	2	
050	010	079500	1585	10,462	1742696	\$208,750	03/10/00	\$19.95	CROPLEY SHEET METAL	CGP	2	2	
050	010	079600	0120	1,887	1721776	\$180,000	10/20/99	\$95.39	MOUNTAIN VIEW MEDICAL BLDG	RM.9	1	2	
050	010	144680	0370	3,602	1802467	\$234,650	02/23/01	\$65.14	SUNRISE CENTERS	RM900	1	2	
050	010	159160	0635	0	1856630	\$575,000	11/20/01	\$0.00	SUBURBAN VILLA M H	RM2400	1	2	
050	010	219510	0005	4,330	1666599	\$230,000	02/01/99	\$53.12	GARAGE WITH APTS/SFR	CBSO	1	2	
050	010	219510	0025	7,600	1745693	\$925,000	04/04/00	\$121.71	CENTER MALL	C	1	2	
050	010	219510	0060	1,369	1823484	\$173,000	06/08/01	\$126.37	RICHARD G LARSON CPA	CBSO	1	2	
050	010	316360	0400	2,608	1824651	\$180,000	06/15/01	\$69.02	BEVERLY PARK COMMUNITY	R18	1	2	
050	010	797320	2580	2,352	1728528	\$180,000	12/21/99	\$76.53	WHITE CENTER VETERINARY HOSP	BC	1	2	
050	020	092304	9073	0	1724560	\$200,000	11/18/99	\$0.00	CAR WASH	CB	1	2	
050	020	098500	0535	828	1720314	\$28,000	11/05/99	\$33.82	VACANT BLDG	BC	1	2	
050	020	098500	0602	2,584	1723152	\$163,000	11/23/99	\$63.08	RETAIL - AFFORDABLE APPL	BC	1	2	
050	020	098500	0602	2,584	1813005	\$240,000	04/16/01	\$92.88	RETAIL - AFFORDABLE APPL	BC	1	2	
050	020	098500	1094	1,890	1844418	\$230,000	09/26/01	\$121.69	SERVICE GARAGE		1	2	
050	030	122000	0015	2,080	1672556	\$153,000	03/08/99	\$73.56	RETAIL SHOPS	RB	1	2	
050	030	122000	0670	10,500	1695012	\$525,000	06/30/99	\$50.00	BISON CREEK PIZZA PARLOUR	DC-	1	2	
050	030	122000	0825	4,200	1718749	\$360,000	10/29/99	\$85.71	AMERICAN BEAUTY ACADEMY	DC-1	1	2	
050	030	122000	0834	2,460	1835086	\$215,000	08/08/01	\$87.40	BURIEN KNIT & YARN SHOP	DC-1	1	2	
050	030	122000	0834	2,460	1737367	\$170,000	02/10/00	\$69.11	BURIEN KNIT & YARN SHOP	RB	1	2	
050	030	122100	0195	6,480	1679107	\$360,000	04/13/99	\$55.56	OFFICES RETAIL	CB	1	2	
050	030	122100	0205	5,200	1812347	\$470,000	04/18/01	\$90.38	LAMB LONGO INC	DC-1	1	2	
050	030	122100	0410	2,100	1695862	\$127,500	06/24/99	\$60.71	SFR USED AS OFFICE	RB	1	2	
050	030	122100	0860	3,360	1757173	\$285,000	05/31/00	\$84.82	FIVE CORNERS VETERINARY CENTER	R48	1	2	
050	030	122100	0865	17,362	1780204	\$1,395,000	10/05/00	\$80.35	OFFICE BUILDING	CC-2	3	2	
050	030	122100	1030	3,717	1728013	\$249,000	12/20/99	\$66.99	RETAIL SHOPS	CB	1	2	
050	030	122200	0092	8,320	1860983	\$1,050,000	12/31/01	\$126.20	AZTECA MEXICAN RESTAURANT	CC-2	1	2	
050	030	172304	9515	3,369	1782611	\$350,000	10/18/00	\$103.89	FLAP JACK'S WAFFLE HSE	CG	1	2	
050	030	189940	0065	2,940	1761983	\$315,000	06/28/00	\$107.14	SCOTT'S AUTO REPR & ADJ PARKING	RB	2	2	

Improved Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	030	189940	0075	1,305	1823742	\$200,000	06/15/01	\$153.26	HALIBUT HUT FISH/CHIPS	DC-1	1	2	
050	030	189940	0320	15,192	1736650	\$725,000	02/14/00	\$47.72	BEST EXCHANGE, INC	RB	1	2	
050	030	189940	0355	2,744	1873448	\$340,000	03/11/02	\$123.91	OFFICE BLDG	CC-1	1	2	
050	030	189940	0490	1,978	1778362	\$325,000	09/22/00	\$164.31	MR ED COFFEE SHOP	SPA-1	1	2	
050	030	192304	9120	12,375	1846813	\$733,000	10/11/01	\$59.23	RETAIL STORES	DC-1	1	2	
050	030	192304	9170	1,680	1827137	\$150,000	06/18/01	\$89.29	HEART HAND & HOME	DC-1	1	2	
050	030	192304	9236	26,847	1870711	\$3,025,000	02/15/02	\$112.68	AMBAUM PLAZA	CC-1	1	2	
050	030	192304	9326	10,533	1866223	\$1,315,000	01/30/02	\$124.85	BURIEN MEDICAL-DENTAL ARTS BLDG	C	1	2	
050	030	192304	9374	3,720	1839927	\$390,000	08/24/01	\$104.84	HEATHER'S HALLMARK SHOP	DC-1	1	2	
050	030	297080	0205	3,883	1873773	\$545,000	03/06/02	\$140.36	CADDYSHACK (SOUTH) TAVERN	CC-1	3	2	
050	030	302304	9004	19,637	1690273	\$3,225,670	06/01/99	\$164.26	HIGHLINE MEDICAL PARK	RM900	1	2	
050	030	320720	0142	4,251	1693334	\$280,000	06/16/99	\$65.87	TRADE WINDS FREIGHT FORWARDING	RB	1	2	
050	030	320720	0175	5,280	1745942	\$490,000	04/01/00	\$92.80	SEAGULL BLDG	RB	1	2	
050	030	433060	0205	3,859	1745428	\$400,000	04/03/00	\$103.65	K C'S FAMILY RESTAURANT	RB	1	2	
050	030	433100	0490	18,051	1876420	\$1,830,000	03/29/02	\$101.38	AMBAUM MED & DENTAL BLDG	R48	2	2	
050	030	670720	0131	1,888	1727428	\$156,000	12/13/99	\$82.63	OFFICE	NB	1	2	
050	030	763580	0932	6,313	1707950	\$515,000	08/23/99	\$81.58	PROFESSIONAL OFFICES	NB	1	2	
050	030	783580	0344	1,386	1818500	\$262,500	05/17/01	\$189.39	BURGER BARON DRIVE-IN	C1	1	2	
050	050	004100	0416	2,848	1846757	\$240,000	10/12/01	\$84.27	VACANT OFFICE	CB	1	2	
050	050	004300	0003	7,500	1774486	\$500,000	08/15/00	\$66.67	OFFICES	RM900	1	2	
050	050	042204	9008	19,744	1785124	\$2,170,000	10/31/00	\$109.91	OFFICE BLDG	RM900	1	2	
050	050	042204	9011	0	1817505	\$3,200,000	05/03/01	\$0.00	ANGLE LAKE TRAILER PK	UH-900	1	2	
050	050	042204	9121	10,306	1711512	\$1,150,000	08/24/99	\$111.59	THE SHORES	UH	1	2	
050	050	162304	9006	6,049	1701169	\$425,000	07/27/99	\$70.26	SOUTH SEA. SURGICAL CENTER	PO	1	2	
050	050	162304	9181	45,950	1877135	\$2,960,000	03/28/02	\$64.42	C F AIRFREIGHT BLDG	I	1	2	
050	050	212304	9036	41,025	1769671	\$2,475,000	08/02/00	\$60.33	RONTRA FREIGHT	ML	1	2	
050	050	322304	9092	72,064	1788180	\$4,100,000	11/15/00	\$56.89	WAREHOUSE	I	2	2	
050	050	332304	9146	23,080	1844987	\$3,710,750	09/28/01	\$160.78	AIRPORT PLACE BLDG	C	1	2	
050	050	342304	9197	75,363	1733599	\$8,825,000	01/24/00	\$117.10	SOUTH 188TH BLDG	CB	1	2	
050	050	342304	9197	75,363	1844832	\$9,775,000	10/01/01	\$129.71	SOUTH 188TH BLDG	CB	1	2	
050	050	537980	0680	4,973	1719062	\$410,000	10/27/99	\$82.45	COMBINED TRANSPORT SERVICES	PO	2	2	
050	050	537980	2470	4,052	1726607	\$360,000	12/06/99	\$88.85	SOFIA'S ITALIAN BAKERY & DELI	NB	1	2	
050	050	538040	0026	1,678	1800956	\$180,000	02/14/01	\$107.27	ENDRESEN DIESEL	NB	1	2	

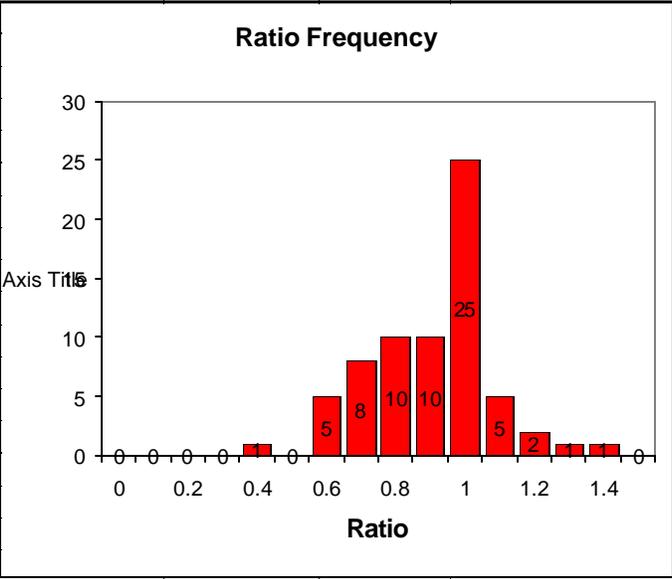
Improved Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	050	004000	0180	4,960	1697005	\$650,000	07/07/99	\$131.05	DANDY'S NITE CLUB	C2	2	46	
050	050	004000	0180	4,960	1793299	\$2,250,000	12/19/00	\$453.63	DANDY'S NITE CLUB	C2	4	16	
050	050	004000	0196	480	1797040	\$460,260	01/17/01	\$958.88	WATER DIST OFFICE	RMH	1	16	
050	050	004000	0850	8,800	1796740	\$825,000	01/12/01	\$93.75	BOW LAKE CABINETE SHOP	C2	1	16	
050	050	004100	0403	9,408	1662085	\$300,000	01/08/99	\$31.89	RETAIL	C2	1	11	
050	050	052204	9076	8,466	1744130	\$7,035	03/29/00	\$0.83	QUALITY MACHINE & HYDRAULIC SHOP	CG	1	24	
050	050	052204	9151	10,840	1720690	\$775,000	11/01/99	\$71.49	WAREHOUSE	BC	1	12	
050	050	101260	0010	0	1665381	\$205,467	01/25/99	\$0.00			1	36	
050	050	101260	0060	0	1799366	\$201,700	01/31/01	\$0.00			1	0	
050	050	101260	0135	0	1800126	\$200,000	02/07/01	\$0.00			1	0	
050	050	152304	9084	0	1789534	\$150,000	11/28/00	\$0.00			1	36	
050	050	152304	9092	9,800	1732114	\$1,650,000	01/13/00	\$168.37	SOUTH CITY MOTEL	C2	4	16	
050	050	152304	9096	3,100	1887254	\$709,909	05/23/02	\$229.00	CAR WASH	C2	1	0	
050	050	152304	9179	0	1789531	\$130,000	11/29/00	\$0.00			1	36	
050	050	152304	9185	0	1797451	\$95,000	12/27/00	\$0.00			1	36	
050	050	152304	9186	0	1794356	\$102,000	12/27/00	\$0.00			1	36	
050	050	152304	9187	0	1793980	\$120,000	12/05/00	\$0.00			1	36	
050	050	152304	9259	0	1891709	\$165,000	06/12/02	\$0.00			1	0	
050	050	155420	0034	0	1702437	\$70,530	08/04/99	\$0.00			1	16	
050	050	155420	0035	0	1708627	\$275,000	08/30/99	\$0.00			1	16	
050	050	155420	0036	0	1668354	\$173,000	02/17/99	\$0.00			1	36	
050	050	155420	0037	0	1707558	\$182,000	08/31/99	\$0.00			1	16	
050	050	161000	0125	17,040	1706629	\$1,250,000	08/25/99	\$73.36	LIBERTOS	C2	2	26	
050	050	162304	9155	6,670	1662195	\$500,000	01/04/99	\$74.96	HOPE CHRISTIAN REFORMED CHURCH	RS7200	1	17	
050	050	162304	9175	5,274	1779206	\$370,000	08/30/00	\$70.16	RIVERTON CLINIC	PO	1	26	
050	050	222304	9054	1,480	1857262	\$210,000	12/13/01	\$141.89	CRACKER BARREL ANTIQUES	CG	1	16	
050	050	282304	9016	0	1717034	\$740,944	10/18/99	\$0.00	SEA TAC (PORT OF SEATTLE)	RS7200	1	16	
050	050	282304	9016	0	1786265	\$2,016,436	11/07/00	\$0.00	SEA TAC (PORT OF SEATTLE)	RS7200	1	16	
050	050	282304	9016	0	1786268	\$4,619,916	11/07/00	\$0.00	SEA TAC (PORT OF SEATTLE)	RS7200	1	16	
050	050	282304	9016	0	1876536	\$11,000,000	03/27/02	\$0.00	SEA TAC (PORT OF SEATTLE)	RS7200	1	16	
050	050	332304	9146	23,080	1747399	\$41,374	04/12/00	\$1.79	AIRPORT PLACE BLDG	CB	1	24	
050	050	344500	0035	288	1723666	\$70,500	11/24/99	\$244.79	STORAGE SHED	CG	2	24	
050	050	344500	0035	288	1782092	\$1,117,080	10/04/00	\$3,878.75	STORAGE SHED	CG	2	36	
050	050	344500	0041	0	1697389	\$171,000	06/07/99	\$0.00			1	16	
050	050	344500	0060	720	1712555	\$258,804	09/24/99	\$359.45	MOBILE HOME PARK	RM.9	1	24	

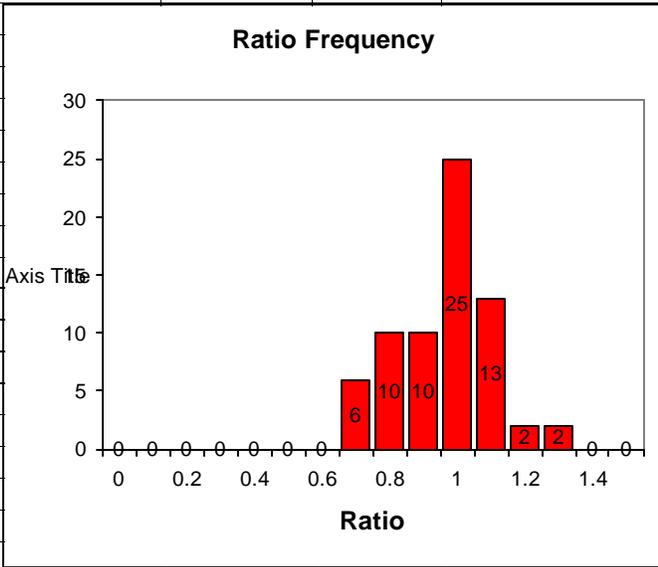
Improved Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	050	344500	0096	0	1782094	\$669,297	10/17/00	\$0.00			5	36	
050	050	344500	0098	720	1724851	\$230,000	11/27/99	\$319.44	RESIDENCE & 4 TRAILER PADS	RM.9	1	12	
050	050	537980	2470	4,052	1816616	\$360,000	02/26/01	\$88.85	SOFIA'S ITALIAN BAKERY & DELI	NB	1	22	
050	050	734060	1027	1,887	1891356	\$175,000	06/07/02	\$92.74	CANYON MH PARK	PO	1	0	
050	050	735960	0610	9,060	1884759	\$400,000	05/01/02	\$44.15	LIVE BUTCHER	R17200	1	0	
050	050	736060	0130	1,910	1775037	\$110,000	08/29/00	\$57.59	DERBY TAVERN	C2	1	11	
050	050	768620	0345	0	1880201	\$179,600	04/10/02	\$0.00			1	0	
050	050	768620	1460	0	1699208	\$148,500	07/19/99	\$0.00	VACANT RESIDENTIAL LOT		1	49	
050	050	940940	0070	4,000	1823895	\$20,050	04/13/01	\$5.01	CLUB EXTASY	CB	1	16	
050	050	161000	0125	20,680	1852597	\$2,870,000	11/09/01	\$138.78	PETE'S SPORTS BAR/CASINO PAWN EX	MDR	3	2	
050	050	172304	9227	3,418	1728778	\$210,000	12/15/99	\$61.44	MEDICAL OFFICE	R6	1	2	

Present Improvement Ratio

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
South Crew	1/1/2001	7/22/2002	1/1/99 - 03/31/02
Area	Appr ID:	Prop Type:	Trend used?: Y/N
50	VWIL	Improvement	N
SAMPLE STATISTICS			
<i>Sample size (n)</i>	68	 <p style="text-align: center;">Ratio Frequency</p> <p>The histogram shows the distribution of assessment ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Axis Title' and ranges from 0 to 30. The bars represent the frequency of ratios in various bins. The highest frequency is 25, occurring in the bin around 1.0. Other notable frequencies are 10, 8, 5, and 2.</p>	
<i>Mean Assessed Value</i>	841,600		
<i>Mean Sales Price</i>	985,900		
<i>Standard Deviation AV</i>	1,536,652		
<i>Standard Deviation SP</i>	1,743,556		
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>	0.863	<p>Measures of assessment level like the Arithmetic Mean Ratio and the Median Ratio indicate that the assessment level is too low. The mean assessed value is \$841,600 and the mean sale price is \$985,900.</p>	
<i>Median Ratio</i>	0.906		
<i>Weighted Mean Ratio</i>	0.854		
UNIFORMITY			
<i>Lowest ratio</i>	0.3061	<p>A lack of assessment uniformity is indicated by a slightly higher than desired COD and COV of 15.43 and 20.7 respectively. The Coefficient of Dispersion should be below 15%, and the Coefficient of Variation should be below 20%. These figures indicate that Area 50 needs to be revalued.</p>	
<i>Highest ratio:</i>	1.3036		
<i>Coefficient of Dispersion</i>	15.43%		
<i>Standard Deviation</i>	0.1787		
<i>Coefficient of Variation</i>	20.70%		
<i>Price-related Differential</i>	1.01		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.844	<p>Measures of assessment level like the Arithmetic Mean Ratio and the Median Ratio indicate that the assessment level is too low. The mean assessed value is \$841,600 and the mean sale price is \$985,900.</p>	
<i>Upper limit</i>	0.958		
95% Confidence: Mean			
<i>Lower limit</i>	0.821	<p>A lack of assessment uniformity is indicated by a slightly higher than desired COD and COV of 15.43 and 20.7 respectively. The Coefficient of Dispersion should be below 15%, and the Coefficient of Variation should be below 20%. These figures indicate that Area 50 needs to be revalued.</p>	
<i>Upper limit</i>	0.906		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	1122	<p>A lack of assessment uniformity is indicated by a slightly higher than desired COD and COV of 15.43 and 20.7 respectively. The Coefficient of Dispersion should be below 15%, and the Coefficient of Variation should be below 20%. These figures indicate that Area 50 needs to be revalued.</p>	
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.1787		
Recommended minimum:	49		
<i>Actual sample size:</i>	68		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	28	<p>A lack of assessment uniformity is indicated by a slightly higher than desired COD and COV of 15.43 and 20.7 respectively. The Coefficient of Dispersion should be below 15%, and the Coefficient of Variation should be below 20%. These figures indicate that Area 50 needs to be revalued.</p>	
<i># ratios above mean:</i>	40		
<i>z:</i>	1.333945938		
Conclusion:	Normal*	<p>A lack of assessment uniformity is indicated by a slightly higher than desired COD and COV of 15.43 and 20.7 respectively. The Coefficient of Dispersion should be below 15%, and the Coefficient of Variation should be below 20%. These figures indicate that Area 50 needs to be revalued.</p>	
*i.e., no evidence of non-normality			

Future Improvement Ratio

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
South Crew	1/1/2002	7/22/2002	1/1/99 - 03/31/02		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
50	VWIL	Improvement	N		
SAMPLE STATISTICS					
<i>Sample size (n)</i>	68	 <p style="text-align: center;">Ratio Frequency</p> <p>The histogram shows the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Axis Title' and ranges from 0 to 30 with increments of 5. The bars represent the frequency of ratios in various bins. The frequencies are: 6 for the bin [0.7, 0.8), 10 for [0.8, 0.9), 10 for [0.9, 1.0), 25 for [1.0, 1.1), 13 for [1.1, 1.2), 2 for [1.2, 1.3), and 2 for [1.3, 1.4). All other bins have a frequency of 0.</p>			
<i>Mean Assessed Value</i>	898,400				
<i>Mean Sales Price</i>	985,900				
<i>Standard Deviation AV</i>	1,570,047				
<i>Standard Deviation SP</i>	1,743,556				
ASSESSMENT LEVEL					
<i>Arithmetic mean ratio</i>	0.927	<p>The mean assessed value was increased from \$841,600 to \$898,400. The assessment level was raised from 85.4% to 91.1%.</p> <p>Uniformity has been improved. The lowest ratio now is .6523 from a low of .3061. The highest ratio remains about the same. The Coefficient of Dispersion has been improved from 15.43% to an acceptable 11.17% the Coefficient of Variation has been improved from 20.70% to 15.12% The Price-related Differential remains below 1.03 at 1.02.</p>			
<i>Median Ratio</i>	0.966				
<i>Weighted Mean Ratio</i>	0.911				
UNIFORMITY					
<i>Lowest ratio</i>	0.6523				
<i>Highest ratio:</i>	1.3000				
<i>Coefficient of Dispersion</i>	11.17%	<p>RELIABILITY</p> <p>95% Confidence: Median</p> <p><i>Lower limit</i> 0.900</p> <p><i>Upper limit</i> 0.986</p> <p>95% Confidence: Mean</p> <p><i>Lower limit</i> 0.893</p> <p><i>Upper limit</i> 0.960</p>			
<i>Standard Deviation</i>	0.1401				
<i>Coefficient of Variation</i>	15.12%				
<i>Price-related Differential</i>	1.02				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	1122				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.1401				
Recommended minimum:	31				
<i>Actual sample size:</i>	68				
Conclusion:	OK				
NORMALITY					
Binomial Test					
<i># ratios below mean:</i>	26	<p>Conclusion: Normal*</p>			
<i># ratios above mean:</i>	42				
<i>z:</i>	1.819017188				
Conclusion: Normal*					
*i.e., no evidence of non-normality					