



# City of Tukwila

Washington

## Cover page to Ordinance 2408

The full text of the ordinance follows this cover page.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, APPROVING AND CONFIRMING THE ASSESSMENT ROLL FOR KLIKITAT LOCAL IMPROVEMENT DISTRICT NO. 33 FOR CONSTRUCTION OF IMPROVEMENTS TO URBAN ACCESS FOR THE SOUTHCENTER AREA; AND LEVYING AND ASSESSING A PART OF THE COSTS AND EXPENSES THEREOF AGAINST THE LOTS, TRACTS, PARCELS OF LAND AND OTHER PROPERTY AS SHOWN ON THE ASSESSMENT ROLL; PROVIDING FOR OTHER MATTERS RELATED THERETO; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Ordinance 2408 was amended or repealed by the following ordinances.

AMENDED	
Section(s) Amended	Amended by Ord #
Revised Final Assessment Roll adopted on 10/21/13 as an attachment to Ord #2412 is included in this Ord #2408	2412

REPEALED	
Section(s) Repealed	Repealed by Ord #



# City of Tukwila

Washington

Ordinance No. 2408

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, APPROVING AND CONFIRMING THE ASSESSMENT ROLL FOR KLIKITAT LOCAL IMPROVEMENT DISTRICT NO. 33 FOR CONSTRUCTION OF IMPROVEMENTS TO URBAN ACCESS FOR THE SOUTHCENTER AREA; AND LEVYING AND ASSESSING A PART OF THE COSTS AND EXPENSES THEREOF AGAINST THE LOTS, TRACTS, PARCELS OF LAND AND OTHER PROPERTY AS SHOWN ON THE ASSESSMENT ROLL; PROVIDING FOR OTHER MATTERS RELATED THERETO; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, the Final Assessment Roll proposing the assessment to be levied against the property located in the Klickitat Local Improvement District No. 33 (the "LID") in the City of Tukwila, Washington (the "City"), created by Ordinance No. 2260 for the construction of improvements to urban access for the Southcenter area, was filed with the City Clerk as provided by law; and

**WHEREAS**, on March 4, 2013, the City Council by Resolution No. 1789 directed that the hearing on the Final Assessment Roll should be conducted before Mr. Gary McLean, acting as Hearing Examiner, pursuant to RCW 35.44.070 and Tukwila Municipal Code Chapters 2.76 and 13.04, and that notice should be given as required by law, by both mailing and publication, of the time and place fixed for the hearing in such resolution; and

**WHEREAS**, notices of the time and place of the hearing and for making written objections and protests to proposed assessment on the Final Assessment Roll was published at the times and in the manner provided by law, fixing the time and place of commencement of the hearing thereon for March 27, 2013, beginning at 9:00 AM at the Tukwila Community Center, located at 12424 42nd Avenue South, Tukwila, Washington, and further notice thereof was mailed or caused to be mailed by the City Clerk to the property owners shown on the roll and other interested parties; and

**WHEREAS**, at the time and place fixed and designated in the notice, the hearing was convened and commenced before the Hearing Examiner, and evidence and testimony were received for the purpose of considering the assessment roll and the benefits to be received by each lot, tract and parcel of land or other property shown upon such roll; and

**WHEREAS**, on March 27, 2013, the LID property owners and/or their legal counsel or representatives completed their presentation of testimony and evidence in regard to their respective objections and protests; and

**WHEREAS**, on July 29, 2013, the Hearing Examiner delivered to the City a detailed written report for the LID consisting of Findings of Fact, Conclusions of Law, and Recommendation to the City Council, a true and complete copy of which is attached as Exhibit A and made a part hereof, true and complete copies of which are also on file with the City Clerk;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:**

**Section 1. Approval of Hearing Examiner's Findings, Conclusions and Recommendation.** The City Council hereby accepts and adopts the Hearing Examiner's Findings, Conclusions and Recommendation as set forth in Exhibit A attached hereto and made a part hereof.

**Section 2. Confirmation of Assessment.** As recommended by the Hearing Examiner in Exhibit A, the parcels of land and other property shown upon the Final Assessment Roll, attached as Exhibit B to this ordinance and made a part hereof, are hereby determined, found and declared by the City Council to be specially benefited by the improvements constructed pursuant to LID No. 33 in at least the amount charged against the same. There is hereby levied, confirmed and assessed against the parcels of land and other property appearing upon the Final Assessment Roll the amount finally charged against the same, the aggregate amount of the assessments being \$9,475,893.89.

**Section 3. Filing of Roll for Collection and Related Matters.** The Final Assessment Roll as approved and confirmed shall be filed with the City Finance Director for collection and the Finance Director is authorized to mail and publish notice as required by RCW 35.49.010, and notwithstanding the provisions of TMC 13.04.140, stating that the roll is in the Finance Director's hands for collection and that payment of any assessment thereof or any portion of such assessment can be made at any time within 30 days from the date of first publication of such notice without penalty, interest or cost (the "Prepayment Period"). Thereafter, notwithstanding the provisions of TMC 13.04.150, the sum remaining unpaid on each assessment may be paid in 15 approximately equal installments of principal together with interest on the unpaid principal balance to the annual installment payment date. In accordance with RCW 35.49.020 and 35.49.030 and notwithstanding TMC 13.04.150, annual installment payments shall be due and payable on the anniversary of the start of the Prepayment

Period and unpaid assessments shall bear interest at a rate equal to 0.5 percent per annum above the all-in true interest cost on the local improvement bonds issued for LID No. 33, as determined pursuant to an ordinance authorizing the issuance of those bonds. Any installment not paid prior to 30 days after the due date shall be deemed delinquent. All delinquent installments shall be subject to a charge for interest at the above established rate per annum and an additional 12 percent penalty levied upon the principal due upon such installments will be enforced in the manner provided by law.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**Section 5. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

**Section 6. Effective Date.** This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 3<sup>rd</sup> day of September, 2013.

ATTEST/AUTHENTICATED:

Melissa Hart  
Melissa Hart, CMC, Deputy City Clerk

Jim Haggerton  
Jim Haggerton, Mayor

APPROVED AS TO FORM BY:

[Signature]  
Office of the City Attorney

Filed with the City Clerk: 8-28-13  
Passed by the City Council: 9-3-13  
Published: in Entirety 9-9-13  
Effective Date: 9-14-13  
Ordinance Number: 2408

Attachments:

- Exhibit A – Hearing Examiner Findings of Fact, Conclusions of Law, and Recommendation
- Exhibit B – Final Assessment Roll

RECEIVED

JUL 29 2013

CITY OF TUKWILA  
CITY CLERK

Before Hearing Examiner  
Gary N. McLean

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

BEFORE THE HEARING EXAMINER  
FOR THE CITY OF TUKWILA

In the Matter of the Final Assessment )  
Roll for the )  
KLICKITAT LOCAL )  
IMPROVEMENT DISTRICT )  
(LID NO. 33) )  
On delegation from the Tukwila City )  
Council, by Resolution No. 1790, )  
adopted on March 4, 2013. )

FINDINGS OF FACT,  
CONCLUSIONS OF LAW AND  
RECOMMENDATION

I. SUMMARY OF RECOMMENDATION.

The Assessment Roll should be confirmed with limited modifications as described below.

II. RECORD AND EXHIBITS.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Tukwila, and may be examined or reviewed by contacting the City Clerk's Office.

**Hearing Testimony:** The following individuals presented testimony under oath at the duly noticed open record public hearing<sup>1</sup> held on March 27, 2013:

1. Bob Giberson, Public Works Director, City of Tukwila;
2. Robert J. Macaulay, MAI, of Macaulay & Associates, Ltd., Real Estate Appraisers & Consultants, responsible for preparing the Final Special Benefit/Proportionate Assessment Study, included in the record as Exhibit

<sup>1</sup> The Notice of Assessment Roll Hearing was published in the Seattle Times on March 4<sup>th</sup> and 11<sup>th</sup>, 2013; copies of the Notice were also mailed to property owners with their individual Notice of Assessment. See Exhibit Nos. 10 and 11.

No. 4;

3. Jami Balint, an attorney representing Segale Properties, collectively addressed in written objections marked as "Appeal H";
4. Larry Schramm, Director of Property Tax unit for Macy's, appearing for Federated Department Stores (Macy's) four (4) properties addressed in written objections marked as "Appeal A";
5. Daniel Rosenfeld and George Rockwell, for Andover West, LLC, and Andover Company, regarding a parcel addressed in the written objection marked as "Appeal C"; and
6. Laura Toepfer, for the Seattle Archdiocese/Vietnamese Martyrs Parish, regarding a parcel addressed in the written objection marked as "Appeal F".

***Exhibits:***

Original written objections filed on behalf of eight (8) property owners or their representatives by the March 21, 2013 deadline are included in the record, labeled as "Appeal 'A' through 'H'".

A total of seven (7) exhibits were accepted into the record as numbered, identified and described on the City Clerk's "Exhibit Log", a copy of which is attached hereto and incorporated by this reference. (To avoid confusion, it should be noted that the hearing exhibits include two separate documents numbered 3 and 3A, meaning the initial list ended with number 6).

The Examiner takes judicial notice of the following public records that are relevant to this matter, and includes them as part of the hearing record, copies of which shall be marked and maintained as follows:

- Exhibit No. 7, City of Tukwila Ordinance No. 2260, adopted on November 16, 2009, establishing the Klickitat Local Improvement District (LID No. 33);
- Exhibit No. 8, City of Tukwila Resolution No. 1789, adopted on March 4, 2013, setting the date for the hearing before the designated hearing examiner regarding the assessment roll for LID No. 33;
- Exhibit No. 9, City of Tukwila Resolution No. 1790, adopted on March 4, 2013, designating the undersigned to act as the City's Hearing Examiner for the assessment roll hearing for LID No. 33;

- 1 • Exhibit No. 10, a true and correct copy of the City Clerk's Notice of Assessment  
2 Roll Hearing, issued for publication in the Seattle Times on March 4<sup>th</sup> and 11<sup>th</sup>,  
2013; and
- 3 • Exhibit No. 11, a true and correct copy of the Certificate of Mailing from Gail  
4 Labanara, Public Works Analyst, with 11 pages of attachments, certifying that the  
5 city sent the Notice of Assessment Roll Hearing for LID No. 33 to a list of owners  
6 of parcels of land or other property to be specially benefitted by the Klickitat  
Project. The Certificate confirms that the hearing notice was mailed on March 7,  
2013.

7 Finally, the record was held open by request of City officials to provide additional time for  
8 direct discussions to resolve some of the appeals. In early June of 2013, the Examiner  
9 received two stipulations/joint recommendations through the City Clerk's Office, reflecting  
10 suggested modifications to resolve two pending appeals/objections to the assessment roll,  
11 one filed on behalf of the Segale Properties addressed in Appeal H, which shall be included  
as part of the record and marked as Exhibit No. 12, and the other filed on behalf of the  
Andover West Property, Parcel 91, addressed in Appeal C, a copy of which shall be  
included as part of the record and marked as Exhibit No. 13.

12 Following such additions, the record for this matter is deemed closed, and a  
13 Recommendation is now in order.

### 14 III. APPLICABLE LAW AND AUTHORITY.

15 Tukwila Municipal Code Sec. 13.04.095 authorizes the Hearing Examiner to  
16 conduct a hearing regarding the assessment roll for an LID, at which time the Examiner  
17 shall consider all objections that have been timely filed with the City Clerk in writing and  
18 meeting the other requirements set forth in RCW 35.44.080. Following such hearing, the  
19 Hearing Examiner shall make recommendations that the City Council correct, revise, raise,  
20 lower, change, or modify the roll or any part thereof or set aside the roll and order the  
21 assessment to be made de novo, or that the Council adopt or correct the roll or take other  
22 action on the roll. *Id.* Following issuance of the Examiner's recommendation, the City  
23 Council shall adopt or reject the recommendation of the Hearing Examiner at a public  
meeting provided that any person who shall have challenged his or her assessment before  
the Examiner may appeal the recommendation of the Hearing Examiner to the City Council  
by filing written notice of such appeal with the City Clerk within 10 calendar days of the  
date of mailing of the Hearing Examiner's recommendation. *Id.*

24 Under RCW 35.44.080, objections to an LID assessment must be made in writing,  
25 and submitted by the date and time specified in the public Notice of Hearing regarding the  
assessment roll. All objections to confirmation of the assessment roll shall state clearly the

1 grounds of objections. Objections not made within the time and in the manner explained in  
2 the Public Notice, which conformed to state law, shall be conclusively presumed to have  
3 been waived. RCW 35.44.110.

4 Summarizing case law and long-standing interpretations and application of  
5 Washington Local Improvement District statutes at issue in this matter:

- 6 • a property is benefited by a local improvement if the fair market value increases  
7 after the improvement<sup>2</sup>;
- 8 • whether a property is specially benefited by an improvement is generally a question  
9 of fact to be proved by expert testimony<sup>3</sup>;
- 10 • the city may use any method or methods to determine the special benefits to  
11 properties within the LID and to calculate the assessments<sup>4</sup>
- 12 • it is presumed that a local improvement benefits all property with an LID unless a  
13 challenging property owner produces competent evidence to the contrary<sup>5</sup>;
- 14 • the burden of proof does not shift back to the city until after a challenging party  
15 presents sufficient evidence, preferably expert appraisal evidence, showing that the  
16 property would not be benefited by the improvement<sup>6</sup>;
- 17 • bare assertions, such as arguing that a property is on the periphery of the LID, does  
18 not need the improvement to thrive, and the like, without expert testimony, are  
19 inadequate to overcome the presumption in favor of the city<sup>7</sup>; and
- 20 • in any subsequent appeal to Superior Court of the City Council's action taken  
21 following issuance of the Examiner's recommendation, only the record of the prior  
22 proceedings is considered. This requires complaining parties to place all relevant  
23 information and objections before the proper decision making body, i.e. the  
24 Examiner, the council, prior to the municipality's decision, instead of permitting  
25 later attack in the superior court based upon information which the municipality did  
26 not have the opportunity to consider<sup>8</sup>.

21 <sup>2</sup> *In re Indian Trail Trunk Sewer Sys.*, 35 Wash.App. 840, 842, 670 P.2d 675 (1983), *review denied*, 100  
22 Wash.2d 1037 (1984).

22 <sup>3</sup> *Indian Trail*, 35 Wash.App. at 842, 670 P.2d 675.

23 <sup>4</sup> RCW 35.44.047.

23 <sup>5</sup> *Bellevue Associates v. City of Bellevue*, 108 Wash.2d 671 at 676-77, 741 P.2d 993 (1987); *Abbenhaus v.*  
24 *City of Yakima*, 89 Wash.2d 855 at 860-61, 576 P.2d 888 (1978).

24 <sup>6</sup> *Indian Trail*, 35 Wash.App. at 842-43, 670 P.2d 675.

25 <sup>7</sup> *Hansen v. Local Imp. Dist. No. 335*, 54 Wash. App. 257, 263, 773 P.2d 436, 440 (1989).

25 <sup>8</sup> *Abbenhaus v. City of Yakima*, 89 Wn.2d at 859-60.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**IV. FINDINGS OF FACT.**

Based on the record established for this matter, the Examiner issues the following findings of fact:

1. The Klickitat Local Improvement District, LID No. 33, was formed by the Tukwila City Council in November of 2009 by Ordinance No. 2260.

2. The Klickitat Project (or "Project") is an approximately \$22 million road improvement project designed to improve severe congestion within Tukwila's urban center. The Project included a partial "lid" over Southcenter Parkway, removal of conflicting turning movements, traffic signal improvements, and widening of a significant portion of Southcenter Parkway, primarily in the area immediately west of Westfield-Southcenter Mall, south of the intersection of Interstates 5 and 405. Testimony of Mr. Giberson; Ex. No. 1, Staff Report; Ex. No. 4. The Project improves traffic flow throughout the designated Local Improvement District, relieving congestion at the Strander Boulevard/Southcenter Parkway and Klickitat Drive/Southcenter Parkway intersections. *Id.* With the removal of southbound and northbound interaction at Klickitat Drive/Southcenter Parkway, and by adding a bridge and lowering the southbound lanes, more northbound traffic can move through the intersection to access the southbound I-5 on-ramp. More efficient southbound traffic flow is possible because motorists do not have to wait before making northbound turns onto Klickitat Drive. *Id.*

3. With the LID project completed, access and traffic flow are significantly improved along Southcenter Parkway, Strander Boulevard, and Klickitat Drive as well as the Interstate 5 off-ramps adjacent to Southcenter Mall. The negative stigma previously associated with the mall vicinity due to traffic congestion is reduced, creating a more desirable location for residential/commercial property owners and tenants, for both commercial and retail propertied and light industrial uses. Ex. 4, Assessment Study, page 4.

4. Specific traffic benefits of the Klickitat Project are detailed in a January 4, 2013 memorandum from the Fehr and Peers traffic-engineering firm to Mr. Giberson, a copy of which is included at pages 154 through 156 of the Assessment Study, Ex. No. 4. Mr. Giberson testified that the area subject to the LID, the Tukwila Urban Center, is similar to an island, with limited ingress and egress points for traffic to enter and leave the area. The Assessment Study relies on the Fehr and Peers traffic study's conclusion that "the LID project relieves congestion at the main access points across I-405 and the Green River and increases pass-by trips along key retail corridors like Strander Boulevard and Southcenter Parkway." Ex. 4, page 4. All of these factors contributed to an increase in property values for properties located within the LID.

5. Zoning and intensity of use for properties located within the LID boundaries are affected by the Klickitat Project. Favorable zoning changes, and increases in options for

1 intensity of use of properties, that were not previously available but are, or may soon be  
2 available after completion of the Klickitat Project, are factors that were reasonably and  
3 credibly considered by Mr. Macaulay as he prepared the Assessment Study for the LID  
4 area. See Ex. 4.

5 6. The cost of the improvements initially estimated for financing through LID  
6 assessments was approximately \$10.5 million. Due to favorable bids received by the city,  
7 an accelerated construction schedule, and other positive circumstances, the total project cost  
8 came in below engineering estimates, reducing the amount to be financed through LID  
9 assessments to approximately \$9.9 million. Testimony of Mr. Giberson; Ex. No. 1, Staff  
10 Report; Ex. No. 4, Assessment Study; Ex. No. 2, Res. No. 1698 declaring intent to form  
11 LID.

12 7. The well-established regional appraisal firm, Macaulay & Associates, Ltd. prepared  
13 and filed with the City a copy of the Final Special Benefit/Proportionate Assessment Study  
14 for the Klickitat LID, dated February 25, 2013. Ex. No. 4. The Assessment Study included  
15 a proposed Assessment Roll addressing the approximately 270 parcels included within the  
16 LID boundary. Upon receipt of the Assessment Study, on March 4, 2013, the Tukwila City  
17 Council designated the undersigned Examiner to consider the final assessment roll and any  
18 objections thereto for LID No. 33 and set the date for such hearing. See Resolution Nos.  
19 1789 and 1790, Ex. Nos. 8 and 9.

20 8. Consistent with the City Council's direction given in Resolution No. 1789, the City  
21 Clerk prepared and issued a Notice of Assessment Roll Hearing as provided in RCW  
22 35.44.080, and mailed and published such Notice of Hearing as provided in RCW  
23 35.44.090. The Notice was published in the Seattle Times on March 4<sup>th</sup> and 11<sup>th</sup>, 2013.  
24 Copies of the Notice were mailed to each property owner-of-record included within the LID  
25 boundary, along with an individual Notice(s) of Assessment(s) proposed for each parcel  
26 held by such owner. Ex. Nos. 10 and 11.

9. As of January 15, 2013, the Macaulay Assessment Study found that the total  
difference (in this case, substantial increase) in values for all properties located with the  
LID boundary before and after completion of the Klickitat Project, known as the "Estimated  
Special Benefit" conferred upon properties within the district, is \$50,985,000. Ex. 4,  
Assessment Study, page 5, and final spreadsheet, page 9 of 9.

10. The portion of the total Project cost to be funded by the LID is only \$9,902,877. *Id.*

11. The cost/benefit analysis of the Project is very favorable to affected property  
owners. Each parcel is estimated to receive one *dollar* in special benefit for each 19 *cents*  
of LID assessment. *Id.*<sup>9</sup>

<sup>9</sup> This figure is calculated by dividing the total cost to be funded by the LID (approximately \$9.9 million) by  
the Estimated Special Benefit (approximately \$51 million).

1 12. In this matter, eight (8) property owners or their representatives submitted written  
2 materials with the City Clerk before the March 21, 2013 deadline, objecting to the amount  
of assessments reflected on the proposed assessment roll for their respective parcels.<sup>10</sup>

3 13. At the hearing, the Examiner placed all persons wishing to provide testimony on the  
4 record under oath. The Public Works Director, Mr. Giberson, summarized the Project,  
5 highlighting portions of the Staff Report, and the Assessment Study. The City's Appraiser,  
6 Mr. Macaulay was present, and provided a brief oral presentation regarding his Assessment  
7 Study and the proposed Assessment Roll. The City's attorney, Mr. Disend, requested  
8 additional time to conduct discussions with an owner of multiple parcels included in the  
LID, to determine if the owners' specific objections warranted modification of assessments  
to be applied to some or all of their parcels.<sup>11</sup>

9 14. Several owners who submitted brief letters objecting to their assessment did not  
10 appear in person or through a representative at the hearing, and provided no testimony,  
11 reports, exhibits, or appraisals, or other written evidence to challenge portions of the  
12 assessment roll addressing their parcel(s). Other than an initial letter or other written  
document generally objecting to their notice of assessment, the following owners failed to  
come forward with any testimony or other evidence to supplement or support their  
appeal/objection before or during the Assessment Roll Hearing:

- 13 o Appeal B, Ron Skarbo, Skarbo Holdings LLC, Parcel No. 69;
- 14 o Appeal D, Matt Peterson, Houghton Harbor LLC, Parcel No. 141;
- 15 o Appeal E, Patrick Lawless, Widewaters Group, Inc., Parcel No. 99; and
- o Appeal G, Harris Klein, Parcel No. 223.

16 15. Jami Balint, an attorney representing Segale Properties, provided comments during  
17 the hearing and sought clarification from City witnesses. Her testimony focused on the  
18 Segale Properties that were collectively addressed in written objections marked as "Appeal  
H", parcels generally located at the bottom, southwest portion of the LID area.<sup>12</sup>

21 <sup>10</sup> The original written objections filed on behalf of the eight (8) property owners or their representatives by  
22 the March 21, 2013 deadline are maintained by the City Clerk's Office and included in the record for this  
hearing, labeled as "Appeal 'A' through 'H'".

23 <sup>11</sup> The request was made with respect to objections filed on behalf of the Segale properties, addressed in  
24 materials marked as Appeal H.

25 <sup>12</sup> See Ex. No. 3A, LID No. 33 Color Map with parcels covered by Appeals A-H marked and identified for  
illustration purposes at the hearing.

16. Larry Schramm, Director of Property Tax for Macy's, appeared and testified at the hearing for Federated Department Stores (Macy's), which owns four (4) properties addressed in written objections marked as "Appeal A". Mr. Schramm devoted most of his attention to the two parcels where the Macy's warehouse/distribution center is located, Parcel Nos. 73 and 74. He observed that the condition of the buildings on the site was not optimal, and that estimated values were too high in his opinion. The Examiner finds that the back parcel, number 74, does not front Southcenter Boulevard, as does Parcel No. 73, But, because the land on both parcels is currently used for a unified, single purpose, i.e. the Macy's distribution center, the assessments recommended for each parcel (the same for each) are legally supportable. See *Doolittle v. Everett*, 114 Wash. 2d 88, 786 P.2d 253 (1990)(General rule is that each lot, piece, or parcel of land should be assessed separately, for purposes of local improvement district special assessment, but different rule applies where owner has actually combined several lots and put them to unified use, in which event lots may be considered as one parcel).

17. Daniel Rosenfeld, Manager for Andover West, LLC, appeared at the hearing and provided testimony regarding Parcel No. 91, which was addressed in the written objection marked as "Appeal C". Mr. Rosenfeld's materials included specific examples of similar parcels that he believed to have estimated values more in-line with where he felt Parcel 91 should be. He noted that redevelopment options might be negatively affected by the presence of rail tracks on the north portion of the site, and immediately east of the existing warehouse buildings on the parcel. He noted the presence of a drainage pond on the site, not seen on neighboring parcels. Accordingly, he felt the proposed assessment amount was too high, and should be reduced to conform with other, similar properties, weighing unique conditions on Parcel 91 that were not part of the "mass appraisal" analysis in the Assessment Study. He credibly explained that it was difficult to accept an assessment that is almost 3 times as high as Parcel 93, a substantially-similar parcel located immediately to the south of Parcel 91 fronting Andover Park West.

18. Laura Toepfer appeared at the hearing and provided testimony and questions on behalf of the Archdiocese of Seattle/Vietnamese Martyrs Parish, regarding Parcel No. 242, addressed in the written objection marked as "Appeal F". Essentially, Ms. Toepfer explained that the Archdiocese helped acquire the parcel where the Vietnamese Martyrs Parish will be operating. At the time of purchase, the seller did not disclose the pending LID assessment. Her remarks questioned the fairness of the pending assessment, again primarily based on the allegation that the seller failed to disclose the existence of the LID, meaning the potential assessment was not a factor in the purchase negotiations. She did not offer any expert testimony or other evidence to question the accuracy of the estimated special benefit conferred on the parcel, as explained in the Assessment Study.

19. At the conclusion of the hearing, the Examiner directed City staff to provide regular written updates, through the City Clerk's office, regarding progress in reaching mutually agreed adjustments, recommendations, or other changes, to resolve specific objections raised by parties who appeared at the hearing.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND  
RECOMMENDATION - KLICKITAT LOCAL  
IMPROVEMENT DISTRICT, LID NO. 33

Page 8 of 12

GARY N. MCLEAN  
HEARING EXAMINER  
CITY OF TUKWILA  
6200 SOUTHCENTER BOULEVARD  
TUKWILA, WASHINGTON 98188  
MCLEANLAW@ME.COM

1 20. In early June of this year, the Examiner received two stipulations/joint  
2 recommendations through the City Clerk's Office, reflecting suggested modifications to  
3 resolve two pending appeals/objections to the assessment roll, one filed on behalf of the  
4 Segale Properties addressed in Appeal H, which is included as part of the record and  
5 marked as Exhibit No. 12, and the other filed on behalf of the Andover West Property,  
6 Parcel 91, addressed in Appeal C, a copy of which is included as part of the record and  
7 marked as Exhibit No. 13.

8 21. The stipulation/joint recommendation filed regarding the Segale Properties  
9 addressed in Appeal H explains that some of the zoning assumptions included in the  
10 Assessment Study were in error, and that the Assessment Study does not reflect a number  
11 of right-of-way dedications, street vacations, property dedications and restrictions within  
12 the Tukwila South area that changes the size and usable area of many of the Segale  
13 Properties. Given these factors, the City and Segale agree that the Study overstated the  
14 special benefits conferred on much of the Tukwila South area, and warrants adjustments to  
15 assessments for parcels as reflected on a spreadsheet attached to Exhibit No. 12. The joint  
16 recommendation did not reference or include any follow-up analysis by the City's  
17 appraiser, Mr. Macaulay, or any other firm.

18 22. The stipulation/joint recommendation filed regarding the Andover West LLC Parcel  
19 91, addressed in Appeal C, explains that the Parties agree that the special benefit to Parcel  
20 91 is less than what is stated in the Assessment Study, and the special benefit should  
21 properly result in an assessment of \$0.17 per square foot, instead of the initial estimate of  
22 \$0.29 per square foot. The joint recommendation did not reference or include any follow-  
23 up analysis by the City's appraiser, Mr. Macaulay, or any other firm.

24 23. The Examiner made several site visits to the study area, specifically including  
25 publicly accessible portions of road improvements referenced in the Assessment Study, and  
26 parcels addressed in written objections at issue in this Recommendation.

27 24. The Examiner finds that the City's appraiser, Robert J. Macaulay, MAI, of  
28 Macaulay & Associates, Ltd., Real Estate Appraisers & Consultants, responsible for  
29 preparing the Final Special Benefit/Proportionate Assessment Study, included in the record  
30 as Exhibit No. 4, is well qualified as an expert on the subjects and topics addressed in the  
31 Assessment Study. His qualifications and relevant experience, as well as that of his firm,  
32 are summarized in Exhibit No. 4. No evidence was presented in any form to challenge his  
33 qualifications.

34 25. Any Conclusion or provision found in any other section of this Recommendation  
35 that is deemed to be a finding of fact is hereby incorporated by reference as such.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**V. CONCLUSIONS OF LAW.**

1. All procedures required prior to confirmation of the final assessment roll by RCW Chapters 35.43 and 35.44, the Tukwila Municipal Code and the Ordinances and Resolutions of the City relating to LID No. 33 have been followed.

2. All property in the assessment area is specially benefitted by the Klickitat Project in an amount at least equal to the assessment contained in the final assessment roll, or as modified in this Recommendation.

3. The assessments in the final assessment roll are imposed on each property equitably and in reasonable proportion to all other property in the assessment area.

4. For all parcels for which no protest or objection to the final assessment roll was received within the time specified in the notices provided to the property owners and the public, any and all objections to the final assessment roll as it applies to such parcels are deemed waived. See RCW 35.44.110.

5. The final assessment roll should be confirmed as modified in this Recommendation.

6. Any difference/reduction in total assessments available for collection caused by any adjustment recommended herein should be borne by the City, without reallocation to assessments imposed upon other parcels in the LID.

7. Any Finding of Fact or other provision of this Recommendation that may be considered a Conclusion of Law shall be deemed to be a Conclusion of Law. Any Conclusion of Law that should be denominated a Finding of Fact shall be deemed to be a Finding of Fact.

**VI. RECOMMENDATION.**

Based on the record, and for the reasons set forth above,

A. The appeals/objections raised by six of the property owners with standing in this hearing should be denied<sup>13</sup>, and their assessments should be confirmed as set forth in Mr. Macaulay's Assessment Study, Ex. No. 4.

B. The assessment for the Segale Properties<sup>14</sup> should be modified as reflected in Exhibit

<sup>13</sup> Appeals/Objections Labeled as Appeals A, B, D, E, F, and G should be denied.

<sup>14</sup> Segale Properties are addressed in the Appeal/Objection labeled as Appeal H.

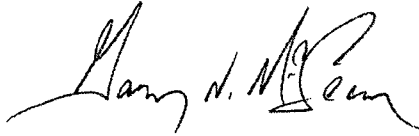
1 No. 12, provided the City Council finds that the rezones referenced in the stipulated  
2 recommendation were not approved subject to the property owner's participation in the  
3 LID, or other reasons making the situation substantially similar to the Westfield  
4 Southcenter Mall redevelopment and the Southcenter Square (Wig Properties)  
5 construction/development project, both of which were approved subject to participation in  
6 the LID. See Assessment Study, page 4, where it notes that the "pre-renovation  
7 contributory improvement value is considered in the analysis" for the Westfield and Wig  
8 properties. If participation in the LID was not a condition of approval for rezones approved  
9 of the parties should be followed, and adjustments to the affected parcels should be made as  
10 reflected in Exhibit No. 12. If it was, then additional evidence from the City's appraiser  
11 should be considered before approving any adjustment.

12 C. The assessment for the Andover West Property, Parcel 91<sup>15</sup>, should be modified as  
13 reflected in Exhibit No. 13.

14 D. Any difference/reduction in total assessments available for collection caused by any  
15 adjustment recommended herein should be borne by the City, without reallocation to  
16 assessments imposed upon other parcels in the LID.

17 E. All other assessments set forth on the proposed Assessment Roll should be confirmed  
18 by the City Council.

19 ISSUED this 29<sup>th</sup> Day of July, 2013

20 

21 \_\_\_\_\_  
22 Gary N. McLean  
23 Hearing Examiner

24 \_\_\_\_\_  
25 <sup>15</sup> The Andover West Property, Parcel 91, is addressed in the Appeal/Objection labeled as Appeal C.

Appeal to City Council

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

As provided in Ordinance No. 2397, codified as Tukwila Municipal Code Sec. 13.04.095, any person who challenged his or her assessment before the Examiner may appeal the recommendation of the Hearing Examiner to the City Council by filing written notice of such appeal with the City Clerk within 10 calendar days of the date of mailing of the Hearing Examiner's recommendation. The appeal shall be upon the record made before the Hearing Examiner based on a preponderance of evidence standard and shall be considered by the Council at a public meeting in accordance with the City Council's rules of procedure.



**LID 33 Assessment Roll Hearing**  
**March 27, 2013**  
**Exhibit Log**

Exhibit	Item Submitted		
1	City Report / Bob Giberson	3-15-13 Coversheet & 7 pages	Tukwila Urban Center Access Klickitat Project Adopted 10-26-09
2	City Resolution 1698	11 Pages	Adopted 10-26-09
3	LID #33 Color Map	11x17 1 page color	Revised 10-8-12
3A	LID #33 Color Map with Appeals A-H Identified	Provided by Public Works 4-2-13	Requested by Hearing Examiner at 3-27-13 Hearing
4	Final Special Benefit Study	Bound Document/Robert Macaulay	Report date 2-25-13
5	Macy's / Larry Schramm	2 page document	Parcels: 262304-9077 262304-9076
6	Andover West LLC / Mr. Rosenfeld	Aerial LID Boundary Photo 1 page map – pages 12-182	Red Locations of Area Properties

- Original Submittals Labeled “Appeal A through H” were entered into Evidence.

The following assessment roll was adopted on 9/3/2013  
and was later replaced by an updated assessment roll  
adopted by Ord #2412 on 10/21/13,  
see page 29 below.

---

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address				Gross Land Area (Acres)	Gross Land Area (SF)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	ECV Improvements	Probable Market Value	With LID					
				PO BOX	City	State	Zip												Zoning with LID	H&BU with LID	Land Value	ECV Improvements	Probable Market Value	Special Benefit Per SF
1	City of Seattle	000320-0021	500 Tukwila Parkway	PO BOX 34018	SEATTLE	WA	98124	89,120	1.59	Yes	69,120	0	N/A	TUC		\$2.00	\$138,240	\$0	\$138,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2	City of Tukwila	000320-0022	510 Tukwila Parkway	SOUTHCENTER BLVD	TUKWILA	WA	98188	44,874	1.03	Yes	44,874	0	N/A	TUC		\$2.00	\$89,748	\$0	\$90,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00
3	Westfield Corporation Inc	920247-0110	Southcenter Parkway	PO BOX 130940	CARLSBAD	CA	92013	124,739	2.86	No	124,739	9,930	1975	TUC		\$39.00	\$4,864,921	\$0	\$4,865,000	\$489,000	\$96,921	\$96,921.36	\$0.78	\$0.78
4	Westfield Corporation Inc	920247-0120	Southcenter Parkway	PO BOX 130940	CARLSBAD	CA	92013	184,336	4.23	No	184,336	0	N/A	TUC		\$39.00	\$7,189,104	\$0	\$7,189,000	\$737,000	\$143,148	\$143,148.38	\$0.78	\$0.78
5	Westfield Corporation Inc	920247-0020	No site address	PO BOX 130940	CARLSBAD	CA	92013	16,676	0.38	No	16,676	0	N/A	TUC		\$39.00	\$650,364	\$0	\$650,000	\$66,000	\$12,819	\$12,819.26	\$0.77	\$0.77
6	Prudential Retirement Insurance & Annuity	359700-0245	Southcenter Parkway	PO BOX 130940	CARLSBAD	CA	92013	499,863	11.48	No	499,863	0	N/A	TUC		\$39.00	\$19,494,657	\$0	\$19,495,000	\$2,000,000	\$388,462	\$388,462.37	\$0.78	\$0.78
7	Westfield Corporation Inc	920247-0090	No site address	PO BOX 130940	CARLSBAD	CA	92013	329,060	7.55	No	329,060	86,115	1969	TUC		\$39.00	\$12,833,340	\$4,961,000	\$17,794,000	\$1,316,000	\$255,608	\$255,608.24	\$0.78	\$0.78
8	Westfield Corporation Inc	920247-0010	No site address	PO BOX 130940	CARLSBAD	CA	92013	1,355,919	31.13	No	1,355,919	563,560	1969	TUC		\$39.00	\$52,880,841	\$345,000,000	\$397,881,000	\$5,424,000	\$1,053,510	\$1,053,509.95	\$0.78	\$0.78
9	Westfield Corporation Inc	920247-0130	310 Strander Blvd	PO BOX 130940	CARLSBAD	CA	92013	221,571	5.09	No	221,571	279,113	1969	TUC		\$39.00	\$8,641,269	\$42,600,000	\$51,241,000	\$886,000	\$172,089	\$172,088.83	\$0.78	\$0.78
10	Westfield Corporation Inc	920247-0150	Southcenter Parkway	PO BOX 130940	CARLSBAD	CA	92013	289,293	6.64	No	289,293	0	N/A	TUC		\$39.00	\$11,282,427	\$0	\$11,282,000	\$1,157,000	\$224,725	\$224,725.48	\$0.78	\$0.78
11	Westfield Corporation Inc	920247-0160	210 Strander Blvd	PO BOX 130940	CARLSBAD	CA	92013	234,764	5.39	No	234,764	10,000	2006	TUC		\$39.00	\$9,155,796	\$0	\$9,156,000	\$939,000	\$182,383	\$182,383.08	\$0.78	\$0.78
12	Westfield Corporation Inc	920247-0040	No site address	PO BOX 130940	CARLSBAD	CA	92013	71,610	1.64	No	71,610	7,405	1980	TUC		\$39.00	\$2,792,760	\$305,000	\$3,098,000	\$287,000	\$55,144	\$55,144.35	\$0.78	\$0.78
13	Westfield Corporation Inc	920247-0060	225 Andover Park W	PO BOX 130940	CARLSBAD	CA	92013	25,000	0.57	No	25,000	4,640	1980	TUC		\$39.00	\$975,000	\$185,000	\$1,160,000	\$100,000	\$19,423	\$19,423.12	\$0.78	\$0.78
14	Federated Dept Stores Inc	359700-0246	1/2 of Macy's	W 7TH ST	CINCINNATI	OH	45202	90,050	2.07	No	90,050	130,245	1968	TUC		\$35.00	\$3,151,750	\$21,750,000	\$25,262,000	\$360,000	\$69,923	\$69,923.23	\$0.78	\$0.78
15	Federated Dept Stores Inc	262304-9086	1/2 of Macy's	W 7TH ST	CINCINNATI	OH	45202	38,923	0.89	No	38,923	130,245	1968	TUC		\$35.00	\$1,362,305	\$21,750,000	\$23,112,000	\$156,000	\$30,300	\$30,300.06	\$0.78	\$0.78
16	Westfield Corporation Inc	920247-0100	225 Tukwila Parkway	PO BOX 130940	CARLSBAD	CA	92013	129,922	2.98	No	129,922	12,997	1969	TUC		\$35.00	\$4,547,270	\$2,200,000	\$7,267,000	\$520,000	\$101,000	\$101,000.22	\$0.78	\$0.78
17	Bela Holdings LTD	022300-0010	301 Tukwila Parkway	BOTHELL WAY NE	BOTHELL	WA	98011	141,136	3.24	No	141,136	43,932	1986, 2011	TUC		\$25.00	\$3,528,400	\$7,720,000	\$11,248,000	\$3,881,240	\$68,564	\$68,563.61	\$0.49	\$0.49
18	Open Frame LLC	022300-0020	100 Andover Park W	PO BOX 88188	TUKWILA	WA	98188	145,200	3.33	No	145,200	60,896	1963	TUC		\$25.00	\$3,630,000	\$11,300,000	\$15,293,000	\$363,000	\$70,506	\$70,505.92	\$0.49	\$0.49
19	Open Frame LLC	022310-0020	No site address	PO BOX 88188	TUKWILA	WA	98188	51,363	1.18	No	51,363	0	N/A	TUC		\$25.00	\$1,284,075	\$0	\$1,412,000	\$128,000	\$24,882	\$24,881.59	\$0.48	\$0.48
20	Open Frame LLC	022310-0010	350 Baker Blvd	PO BOX 88188	TUKWILA	WA	98188	149,547	3.43	No	149,547	36,622	2008	TUC		\$25.00	\$3,738,675	\$6,850,000	\$10,963,000	\$374,000	\$72,842	\$72,842.46	\$0.49	\$0.49
21	Lowe's HIW INC	022300-0030	401 Tukwila Parkway	ANDOVER PARK E #200	TUKWILA	WA	98188	397,053	9.12	No	397,053	181,343	1961	TUC		\$24.00	\$9,529,272	\$7,500,000	\$17,823,000	\$794,000	\$154,220	\$154,219.56	\$0.39	\$0.39
23	Westfield Corporation Inc	920247-0080	No site address	PO BOX 130940	CARLSBAD	CA	92013	92,524	2.12	No	92,524	265,534	1969	TUC		\$39.00	\$3,238,340	\$42,000,000	\$45,608,000	\$370,000	\$71,866	\$71,865.54	\$0.78	\$0.78
24	Westfield Corporation Inc	920247-0140	400 Southcenter Parkway	PO BOX 130940	CARLSBAD	CA	92013	75,240	1.73	No	75,240	174,630	1969	TUC		\$39.00	\$2,934,360	\$30,500,000	\$33,434,000	\$301,000	\$58,464	\$58,463.59	\$0.78	\$0.78
25	Westfield Corporation Inc	920247-0070	No site address	PO BOX 130940	CARLSBAD	CA	92013	44,894	1.03	No	44,894	11,850	1970	TUC		\$39.00	\$1,571,290	\$1,041,000	\$2,792,000	\$180,000	\$34,962	\$34,961.61	\$0.78	\$0.78
26	Rainbow Associates LTD	022310-0033	401 Evans Black Drive	148TH SE	KENT	WA	98042	34,800	0.80	No	34,800	18,786	1966	TUC		\$18.00	\$626,400	\$750,000	\$1,429,000	\$53,000	\$10,294	\$10,294.25	\$0.30	\$0.30
27	Bank of America	022310-0036	406 Evans Black Drive	PO BOX 34029/LEEDE	SEATTLE	WA	98124	40,202	0.92	No	40,202	16,040	1967	TUC		\$19.50	\$733,636	\$755,000	\$1,539,000	\$60,000	\$11,654	\$11,653.87	\$0.29	\$0.29
28	McLaughlin & Buly LLP	022310-0035	131 Andover Park E	7430 E MERCER WY	MERCER ISLAND	WA	98040	39,375	0.90	No	39,375	8,464	1966	TUC		\$20.00	\$787,500	\$540,000	\$1,387,000	\$59,000	\$11,460	\$11,459.64	\$0.29	\$0.29
29	US Bank Corporate Propts	022310-0038	151 Andover Park E	E LAKE ST	MINNEAPOLIS	MIN	55406	32,537	0.75	No	32,537	4,560	1968	TUC		\$22.00	\$715,814	\$315,000	\$1,096,000	\$65,000	\$12,625	\$12,625.03	\$0.39	\$0.39
30	ICG Realty, LLC	022310-0037	406 Baker Blvd	5TH AVE #2200	SEATTLE	WA	98101	32,530	0.75	No	32,530	15,740	1967	TUC		\$22.00	\$715,860	\$2,640,000	\$3,356,000	\$65,000	\$12,625	\$12,625.03	\$0.39	\$0.39
31	Davidson, Donald E	022310-0032	404 Baker Blvd	SUMMIT DR	LAGUNA BEACH	CA	92651	14,820	0.34	No	14,820	0	N/A	TUC		\$22.25	\$329,745	\$0	\$330,000	\$34,000	\$6,604	\$6,603.86	\$0.45	\$0.45
32	Davidson, Donald E	022310-0031	402 Baker Blvd	SUMMIT DR	LAGUNA BEACH	CA	92651	32,680	0.75	No	32,680	14,825	1963	TUC		\$20.00	\$653,600	\$400,000	\$1,054,000	\$73,000	\$14,179	\$14,178.88	\$0.43	\$0.43

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address			Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Without LID			With LID			Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
				Address	City	State						Zoning without LID	H&BU without LID	Land Value Per SF	ECV Improvements	Probable Market Value	Zoning with LID					
33	Davidson, Donald E	022310-0034	404 Baker Blvd	SUMMIT DR	LAGUNA BEACH	CA	92651	6,000	0.14	No	6,000	0	N/A	TUC		\$20.00	\$120,000	\$0	\$133,500	\$14,000	\$2,719.24	\$0.45
34	OB File Property II LLC	022310-0075	400 Baker Blvd	PO BOX 726	BELLEVUE	WA	98009	212,237	4.87	No	55,305,925	81,756	1968	TUC		\$25.00	\$8,181,000	\$2,875,000	\$5,836,518	\$531,000	\$103,136.76	\$0.49
35	Pearl, Alvin S. and Carole R.	022310-0085	401 Baker Blvd	HUNTS POINT RD	BELLEVUE	WA	98004	49,757	1.14	No	9995,140	17,406	1963	TUC		\$20.00	\$1,370,000	\$375,000	\$1,094,854	\$100,000	\$19,423.12	\$0.39
36	Pearl, Alvin S. and Carole R.	022310-0087	405 Baker Blvd	HUNTS POINT RD	BELLEVUE	WA	98004	33,382	0.77	No	667,840	14,794	1965	TUC		\$20.00	\$2,138,000	\$1,470,000	\$734,624	\$67,000	\$13,013.49	\$0.39
37	Baker-Square LLC	022310-0080	415 Baker Blvd	N.200TH ST	SHORELINE	WA	98133	52,134	1.20	No	\$1,094,814	11,626	1971	TUC		\$21.00	\$2,230,000	\$1,135,000	\$1,199,082	\$104,000	\$20,200.04	\$0.39
38	South Center WA LLC	022310-0090	223 Andover Park E	PO BOX 42304	RICHMOND	VA	23242	148,507	3.41	No	\$2,673,126	41,500	1995	TUC		\$18.00	\$4,158,000	\$1,485,000	\$2,895,887	\$223,000	\$43,313.55	\$0.29
39	Fidelity Northwest Assoc	022320-0010	402 Strander Blvd	HOLLY LN	MERCER ISLAND	WA	98040	74,469	1.71	No	\$1,489,380	44,616	1986	TUC		\$20.00	\$6,089,000	\$6,600,000	\$1,601,084	\$112,000	\$21,753.89	\$0.29
40	Lee Albert Appliance	022320-0020	404 Strander Blvd	ELLIOTT AVE W	SEATTLE	WA	98119	66,543	1.53	No	\$1,397,403	24,600	1967	TUC		\$21.00	\$3,227,000	\$1,830,000	\$1,497,218	\$100,000	\$19,423.12	\$0.29
41	Garfield - Southcenter LLC	022310-0070	240 Andover Park W	PEARL ST	EUGENE	OR	97401	196,973	4.52	No	\$4,924,325	84,762	1967	TUC		\$25.00	\$17,359,000	\$12,435,000	\$5,367,514	\$444,000	\$86,238.65	\$0.44
42	Agus Group LTD	537920-0290	16425 Southcenter Parkway	108TH AVE NE #520	BELLEVUE	WA	98004	38,080	0.87	No	\$1,142,400	6,102	1978, 1992	TUC		\$30.00	\$1,692,000	\$550,000	\$1,237,600	\$96,000	\$18,846.19	\$0.49
43	McDonald's Corporation	537920-0282	16500 Southcenter Parkway	PO BOX 182571	COLUMBUS	OH	43218	57,950	1.33	No	\$1,738,500	4,312	1978	TUC		\$30.00	\$1,909,000	\$170,000	\$1,863,375	\$144,000	\$27,969.29	\$0.48
44	Sizzing Flatter of Wash	537920-0300	16515 Southcenter Parkway	EAST 6400 S #200	MURRAY	UT	84107	47,940	1.10	No	\$1,438,200	4,945	1978	TUC		\$30.00	\$1,638,000	\$200,000	\$1,558,050	\$120,000	\$23,307.74	\$0.49
45	Legacy Partners I Tukwila	262304-9021	16400 Southcenter Parkway	E 3RD AVE #600	FOSTER CITY	CA	94404	84,975	1.95	No	\$2,974,125	66,955	1979	TUC		\$35.00	\$12,159,000	\$9,185,000	\$3,186,563	\$213,000	\$41,371.24	\$0.49
46	Chevron Texaco	262304-9104	220 Strander Blvd	PO BOX 1392	BAKERSFIELD	CA	93302	30,000	0.69	No	\$1,080,000	2,044	1972	TUC		\$36.00	\$1,380,000	\$300,000	\$1,155,000	\$75,000	\$14,567.34	\$0.49
47	A 4 LLC	262304-9102	235 Strander Blvd	E LOUISA ST #230	SEATTLE	WA	98102	40,000	0.92	No	\$1,400,000	11,100	1976	TUC		\$35.00	\$3,670,000	\$2,270,000	\$1,500,000	\$100,000	\$19,423.12	\$0.49
48	CHA Southcenter LLC	642730-0020	16500 Southcenter Parkway	SOUTHCENTER PKWY	TUKWILA	WA	98188	291,927	6.70	No	\$7,298,175	196,679	1979	TUC		\$25.00	\$23,298,000	\$16,000,000	\$6,027,993	\$730,000	\$141,788.77	\$0.49
49	CHA Southcenter LLC	642730-0010	16510 Southcenter Parkway	SOUTHCENTER PKWY	TUKWILA	WA	98188	42,495	0.98	No	\$1,147,365	6,163	1987	TUC		\$27.00	\$1,727,000	\$580,000	\$1,253,603	\$107,000	\$20,827.74	\$0.49
50	Target Corporation T 0627	262304-9005	301 Strander Blvd	PO BOX 9456	MINNEAPOLIS	MIN	55440	352,400	8.09	No	\$7,752,800	113,273	1990	TUC		\$22.00	\$12,703,000	\$4,850,000	\$8,633,800	\$881,000	\$171,117.67	\$0.49
51	Regency Centers LP	262304-9064	321 Strander Blvd	PO BOX 760830	SAN ANTONIO	TX	78279	260,410	5.98	No	\$6,510,250	59,695	1990	TUC		\$25.00	\$15,870,000	\$9,360,000	\$7,161,275	\$651,000	\$126,444.50	\$0.49
52	Segala Properties LLC	262304-9001	505 Andover Park W	PO BOX 68028	TUKWILA	WA	98138	364,563	8.83	No	\$9,229,512	122,315	1994	TUC		\$24.00	\$20,930,000	\$11,700,000	\$10,094,779	\$885,000	\$168,009.98	\$0.44
53	Medical Centers Co LLC	022320-0052	411 Strander Blvd	STRANDER BLVD STE 107	TUKWILA	WA	98188	73,834	1.69	No	\$1,329,012	33,780	1973	TUC		\$18.00	\$5,129,000	\$3,800,000	\$1,439,763	\$111,000	\$21,569.66	\$0.29
54	M & M Management LLC	022320-0051	331 Andover Park E	SE 8TH ST	SAMMAMISH	WA	98074	22,068	0.51	No	\$441,360	7,220	1968	TUC		\$20.00	\$1,175,000	\$734,000	\$474,462	\$33,000	\$6,409.63	\$0.29
57	Union Pacific Railroad	262304-9112	Various railroad rights-of-way	DODGE ST #325	OMAHA	NE	68179	133,191	3.06	Yes	\$665,955	0	N/A	TUC		\$5.00	\$666,000	\$0	\$665,955	\$0	\$0.00	\$0.00
58	Wells Fargo Bank	022340-0046	343 Andover Park E	PO BOX 2069	CARLSBAD	CA	92018	54,895	1.26	No	\$988,110	5,793	1972	TUC		\$18.00	\$1,188,000	\$200,000	\$1,043,005	\$55,000	\$10,882.72	\$0.19
59	Pankraz Holdings LLC	022340-0047	No site address	PO BOX 58388	TUKWILA	WA	98188	20,837	0.48	No	\$312,555	0	N/A	TUC		\$15.00	\$313,000	\$0	\$333,392	\$20,000	\$3,884.62	\$0.19
60	Pankraz Forest Industries Inc	022340-0045	350 Treck Drive	PO BOX 58388	TUKWILA	WA	98188	53,904	1.24	No	\$808,560	25,386	1975	TUC		\$15.00	\$1,909,000	\$1,100,000	\$862,464	\$53,000	\$10,294.25	\$0.19
61	SRO Properties Inc	022340-0040	345 Andover Park E	4TH AVE #1315	SEATTLE	WA	98101	49,972	1.15	No	\$899,496	16,828	1969	TUC		\$18.00	\$1,669,000	\$770,000	\$949,468	\$50,000	\$9,711.56	\$0.19
62	Jenkins Properties Inc	022340-0042	355 Treck Drive	PO BOX 53290	BELLEVUE	WA	98015	68,027	1.56	No	\$1,020,405	36,796	1969	TUC		\$15.00	\$2,960,000	\$1,940,000	\$1,088,432	\$66,000	\$13,207.72	\$0.19
63	Hospitality Investments	262304-9006	400 Andover Park W	CEDAR SPRINGS RD #850	DALLAS	TX	75201	196,226	4.50	No	\$4,120,746	82,410	1988	TUC		\$21.00	\$13,221,000	\$9,100,000	\$4,464,142	\$343,000	\$66,821.30	\$0.34
64	Gibson Properties LLC	022340-0050	401 Andover Park E	PO BOX 68909	SEATTLE	WA	98138	174,104	4.00	No	\$2,611,560	120,427	1969	TUC		\$15.00	\$9,712,000	\$7,100,000	\$2,785,664	\$174,000	\$33,796.23	\$0.19
65	City of Tukwila	262304-9062	Tukwila Pond/Park	SOUTHCENTER BLVD	TUKWILA	WA	98188	1,078,981	24.77	Yes	\$1,888,217	0	N/A	TUC		\$1.75	\$1,888,000	\$0	\$1,888,217	\$0	\$0.00	\$0.00
66	Parkway Square	262304-9128	16700 Southcenter Parkway	PO BOX 5003	BELLEVUE	WA	98009	136,216	3.13	No	\$3,405,400	50,607	1980	TUC		\$25.00	\$5,750,000	\$2,345,000	\$3,677,632	\$273,000	\$53,025.11	\$0.39

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address				Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Without LID				With LID							
				PO BOX	City	State	Zip						Zoning without LID	H&BU without LID	Land Value Per SF	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	ECV Improvements	Probable Market Value	Special Benefit Per SF	February 2013 Assessment
67	Parkway Square	262304-9137	16800 Southcenter Parkway	PO BOX 5003	BELLEVUE	WA	98009	29,507	0.68	29,507	9,185	1980	TUC	\$27.00	\$796,689	\$1,615,000	\$2,412,000	\$2,471,000	\$559,000	\$2.00	\$11,460	\$0.39	\$11,459,64	\$0.39
68	Parkway Square	262304-9129	16800 Southcenter Parkway	PO BOX 5003	BELLEVUE	WA	98009	144,347	3.31	144,347	37,003	1980	TUC	\$25.00	\$3,608,675	\$5,890,000	\$9,499,000	\$9,767,000	\$288,000	\$2.00	\$55,939	\$0.39	\$55,938,58	\$0.39
69	Skanho Holdings LLC	537920-0310	16705 Southcenter Parkway	PO BOX 86868	TUKWILA	WA	98138	36,480	0.84	36,480	23,422	1978	TUC	\$30.00	\$1,094,400	\$1,785,000	\$2,879,000	\$2,952,000	\$73,000	\$2.00	\$14,719	\$0.39	\$14,718,88	\$0.39
70	Pugel Sound Energy/Elec	537920-0315	16715 Southcenter Parkway	PO BOX 90868	BELLEVUE	WA	98009	72,745	1.67	72,745	0	N/A	TUC	\$11.00	\$600,195	\$0	\$600,000	\$600,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
71	Makumi LLC % Robert Schoff	262304-9068	16813 Southcenter Parkway	HUNTS POINT DR	BELLEVUE	WA	98004	87,991	2.02	87,991	28,007	1990	TUC	\$28.00	\$2,463,748	\$3,715,000	\$6,179,000	\$6,355,000	\$176,000	\$2.00	\$34,185	\$0.39	\$34,184,69	\$0.39
72	Schofield LLC	262304-9011	16801 Southcenter Parkway	MAIN STREET STE 1500	KANSAS CITY	MO	64105	66,646	1.53	66,646	24,225	1989	TUC	\$28.00	\$1,866,088	\$3,475,000	\$5,341,000	\$5,474,000	\$133,000	\$2.00	\$25,633	\$0.39	\$25,632,75	\$0.39
73	Federated Dept Stores Inc	262304-9077	17000 Southcenter Parkway	W 7TH ST	CINCINNATI	OH	45202	405,543	9.31	405,543	527,118	1988	TUC	\$19.00	\$7,705,317	\$4,360,000	\$12,065,000	\$12,876,000	\$811,000	\$2.00	\$157,521	\$0.39	\$157,521,49	\$0.39
74	Federated Dept Stores Inc	262304-9076	17000 Southcenter Parkway	W 7TH ST	CINCINNATI	OH	45202	445,183	10.22	445,183	0	N/A	TUC	\$18.00	\$8,013,294	\$0	\$8,013,000	\$8,904,000	\$891,000	\$2.00	\$173,060	\$0.39	\$173,059,99	\$0.39
75	Kohl's Property Tax Department	788892-9010	17200 Southcenter Parkway	PO BOX 2148	MILWAUKEE	WI	53201	258,482	5.93	258,482	97,961	2007	TUC	\$19.00	\$4,911,156	\$13,970,000	\$18,881,000	\$19,465,000	\$584,000	\$2.26	\$113,431	\$0.44	\$113,431,01	\$0.44
76	Wig Properties LLC-SS	768692-0020	17200 Southcenter Parkway	134TH PL SE	BELLEVUE	WA	98006	516,516	11.86	516,516	140,845	2007	TUC	\$20.00	\$10,330,320	\$33,440,000	\$43,770,000	\$44,932,000	\$1,162,000	\$2.25	\$225,897	\$0.44	\$225,896,64	\$0.44
78	KTM Group LLC	262304-9071	17047 Southcenter Parkway	HIGH SCHOOL RD NE	BAINBRIDGE ISLAND	WA	98110	161,607	3.71	161,607	44,680	1982	TUC	\$18.50	\$2,989,730	\$3,135,000	\$6,125,000	\$6,343,000	\$218,000	\$1.35	\$42,342	\$0.26	\$42,342,40	\$0.26
79	KTM Group LLC	262304-9070	17047 Southcenter Parkway	HIGH SCHOOL RD NE	BAINBRIDGE ISLAND	WA	98110	117,176	2.69	117,176	0	N/A	TUC	\$16.50	\$1,933,404	\$0	\$1,933,000	\$2,074,000	\$141,000	\$1.20	\$27,387	\$0.23	\$27,386,60	\$0.23
80	Southcenter Corp. Square	262304-9144	No site address	CALIFORNIA ST	SAN FRANCISCO	CA	94111	315,456	7.24	315,456	125,263	1978, 1979	TUC	\$15.00	\$4,731,940	\$10,500,000	\$15,232,000	\$15,705,000	\$473,000	\$1.50	\$91,871	\$0.29	\$91,871,35	\$0.29
81	Southcenter Corp. Square	262304-9143	575 Andover Park W	CALIFORNIA ST	SAN FRANCISCO	CA	94111	300,218	6.89	300,218	109,043	1978	TUC	\$15.00	\$4,503,270	\$8,725,000	\$13,228,000	\$13,679,000	\$451,000	\$1.50	\$87,588	\$0.29	\$87,588,26	\$0.29
82	R2R Investments LLC	262304-9142	575 Andover Park W	S 180TH ST	KENT	WA	98032	81,535	1.87	81,535	30,912	1979	TUC	\$16.00	\$1,304,560	\$2,895,000	\$4,200,000	\$4,322,000	\$122,000	\$1.50	\$23,866	\$0.29	\$23,866,20	\$0.29
83	Tanaka Holding LLC	262304-9075	644 Strandor Blvd	PORTER WAY	MILTON	WA	98354	62,596	1.44	62,596	0	N/A	TUC	\$17.00	\$1,064,132	\$0	\$1,064,000	\$1,189,324	\$125,000	\$2.00	\$24,279	\$0.39	\$24,278,90	\$0.39
84	Roffe & Associates	262304-9015	510 Andover Park W	BAKER BLVD #200	TUKWILA	WA	98188	309,494	7.11	309,494	120,740	1976	TUC	\$15.00	\$4,642,410	\$2,920,000	\$7,562,000	\$8,027,000	\$465,000	\$1.50	\$90,318	\$0.29	\$90,317,50	\$0.29
85	Gibson Properties LLC	022340-0060	455 Andover Park E	PO BOX 68909	SEATTLE	WA	98138	153,247	3.52	153,247	83,800	1973	TUC	\$15.00	\$2,298,705	\$2,030,000	\$4,329,000	\$4,482,000	\$153,000	\$1.00	\$29,717	\$0.19	\$29,717,37	\$0.19
86	Highland Park Properties LLC	262304-9094	465 Andover Park E	ANDOVER PARK BLVD E	TUKWILA	WA	98188	255,413	5.86	255,413	155,920	1974	TUC	\$15.00	\$3,831,195	\$5,020,000	\$8,651,000	\$9,107,000	\$256,000	\$1.00	\$49,723	\$0.19	\$49,723,18	\$0.19
87	Red Dot Corporation	262304-9115	745 Andover Park E	ANDOVER PARK E	TUKWILA	WA	98188	207,477	4.76	207,477	113,960	1974	TUC	\$16.00	\$3,199,632	\$4,530,000	\$7,850,000	\$8,057,000	\$207,000	\$1.00	\$40,206	\$0.19	\$40,205,86	\$0.19
88	King Co Housing Authority	262304-9123	600 Andover Park W	ANDOVER PARK W	TUKWILA	WA	98188	54,000	1.24	54,000	19,280	1980	TUC	\$15.00	\$810,000	\$1,590,000	\$2,400,000	\$2,481,000	\$81,000	\$1.50	\$15,733	\$0.29	\$15,732,73	\$0.29
89	Eltz Properties Washington c/o Metzler Realty Advisors	262304-9124	780 Andover Park W	FIFTH AVE 6175	SEATTLE	WA	98104	114,610	2.63	114,610	36,280	1978	TUC	\$17.00	\$1,948,370	\$1,755,000	\$3,703,000	\$3,875,000	\$172,000	\$1.50	\$33,468	\$0.29	\$33,467,76	\$0.29
90	M3 Properties LLC	262304-9019	1001 Andover Park E	S RENTON VILLAGE PL #100	RENTON	WA	98055	313,482	7.20	313,482	130,800	1975, 1980	TUC	\$15.00	\$4,702,230	\$5,000,000	\$9,702,000	\$10,016,000	\$314,000	\$1.00	\$60,589	\$0.19	\$60,588,59	\$0.19
91	Andover West LLC % Powell, D	262304-9118	1000 Andover Park W	PO BOX 97070	KIRKLAND	WA	98083	231,370	5.31	231,370	126,336	1976	TUC	\$16.00	\$3,701,920	\$4,250,000	\$7,952,000	\$8,299,000	\$347,000	\$1.50	\$67,998	\$0.29	\$67,998,00	\$0.29
92	Jenny Rånge	262304-9106	1071 Andover Park E	EMBARCADERO CENTER 3RD FL	SAN FRANCISCO	CA	94111	210,960	4.84	210,960	93,240	1978	TUC	\$15.00	\$3,164,400	\$2,675,000	\$5,839,000	\$5,945,000	\$106,000	\$0.50	\$20,589	\$0.10	\$20,588,51	\$0.10
93	Lincoln Center Holdings	352304-9053	1100 Andover Park W	130TH AVE NE STE B-103	BELLEVUE	WA	98005	244,816	5.62	244,816	134,500	1974	TUC	\$15.00	\$3,672,240	\$4,590,000	\$8,262,000	\$8,385,000	\$123,000	\$0.50	\$23,890	\$0.10	\$23,890,44	\$0.10
94	Hayeks Properties LLC	883650-0020	1015 Andover Park W	ANDOVER PARK W	TUKWILA	WA	98188	53,885	1.24	53,885	5,245	1978	TUC	\$17.00	\$916,045	\$185,000	\$1,101,000	\$1,182,000	\$81,000	\$1.50	\$15,733	\$0.29	\$15,732,73	\$0.29
95	IPTN North America Inc's	883650-9010	1035 Andover Park W	ANDOVER PARK W	TUKWILA	WA	98188	61,340	1.41	61,340	18,845	1979	TUC	\$16.00	\$981,440	\$1,250,000	\$2,231,000	\$2,293,000	\$62,000	\$1.01	\$12,042	\$0.20	\$12,042,33	\$0.20
96	MVI Tukwila 1 LLC	262304-9122	1051 Andover Park W	WEBSTER POINT RD NE	SEATTLE	WA	98105	76,221	1.75	76,221	29,620	1978	TUC	\$16.00	\$1,219,556	\$1,200,000	\$2,420,000	\$2,496,000	\$76,000	\$1.00	\$14,762	\$0.19	\$14,761,57	\$0.19
97	MVI Tukwila 2 LLC	262304-9121	1071 Andover Park W	WEBSTER POINT RD NE	SEATTLE	WA	98105	125,000	2.87	125,000	38,679	1978	TUC	\$15.00	\$1,875,000	\$870,000	\$2,745,000	\$2,808,000	\$63,000	\$0.50	\$12,237	\$0.10	\$12,236,56	\$0.10
98	G-Fore Associates LLC	883650-0110	1101 Andover Park W	MONT BLANC PL NW	ISSAQUAH	WA	98027	45,641	1.05	45,641	12,207	1986	TUC	\$16.00	\$730,256	\$650,000	\$1,660,000	\$1,703,000	\$23,000	\$0.50	\$4,467	\$0.10	\$4,467,32	\$0.10
99	Tukwila Hotel Ownership, LLC	883650-0030	300 Upland Drive	77TH AVE SE #206	MERCER ISLAND	WA	98040	119,157	2.74	119,157	0	N/A	TUC	\$15.50	\$1,846,934	\$0	\$1,847,000	\$2,085,000	\$238,000	\$2.00	\$46,227	\$0.39	\$46,227,02	\$0.39

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address					Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Without LID					With LID						
				Address	City	State	Zip	Tax							Zoning without LID	H&BU without LID	Land Value Per SF	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value	ECV Improvements	Probable Market Value	Special Benefit Per SF	February 2013 Assessment
100	Triple H Development	883650-0070	365 Upland Drive	EDMONDS	WA	98020	105,162	2.41	No	105,162	55,005	1978	TUC	\$15.00	\$1,577,430	\$2,740,000	\$4,317,000	\$15.50	\$1,630,011	\$2,740,000	\$4,370,000	\$0.50	\$10,284	\$0.10	\$10,284.25	\$0.10
101	AMB Property Corp.	883650-0100	360 Midland Drive	BOSTON	MA	02109	144,473	3.32	No	144,473	75,524	1985	TUC	\$15.00	\$2,167,095	\$3,300,000	\$5,467,000	\$15.50	\$2,239,332	\$3,300,000	\$5,539,000	\$0.50	\$13,985	\$0.10	\$13,984.65	\$0.10
102.01	Weymiller S A Trust	883510-0010	340 Upland Drive Unit A	GIG HARBOR	WA	98332	14,839	0.34	No	14,839	4,940	1978	TUC	\$12.00	\$178,068	\$330,000	\$508,000	\$13.00	\$192,907	\$330,000	\$523,000	\$1.01	\$2,913	\$0.19	\$2,913.47	\$0.20
102.02	D G I LLC	883510-0020	340 Upland Drive Unit B	TUKWILA	WA	98332	14,414	0.33	No	14,414	4,940	1978	TUC	\$12.00	\$172,968	\$330,000	\$503,000	\$13.00	\$187,382	\$330,000	\$517,000	\$0.97	\$2,719	\$0.18	\$2,719.24	\$0.19
102.03	CJF Properties LLC	883510-0030	340 Upland Drive Unit C	TUKWILA	WA	98332	14,414	0.33	No	14,414	4,940	1978	TUC	\$12.00	\$172,968	\$330,000	\$503,000	\$13.00	\$187,382	\$330,000	\$517,000	\$0.97	\$2,719	\$0.18	\$2,719.24	\$0.19
102.04	Lund Family Coml Props LLC	883510-0040	340 Upland Drive Unit D	WOODINVILLE	WA	98077	16,432	0.38	No	16,432	5,500	1978	TUC	\$12.00	\$197,184	\$390,000	\$567,000	\$13.00	\$213,616	\$390,000	\$604,000	\$1.03	\$3,302	\$0.19	\$3,301.93	\$0.20
102.05	Lund Family Coml Props LLC	883510-0050	340 Upland Drive Unit E	WOODINVILLE	WA	98077	16,432	0.38	No	16,432	5,760	1978	TUC	\$12.00	\$197,184	\$420,000	\$617,000	\$13.00	\$213,616	\$420,000	\$634,000	\$1.03	\$3,302	\$0.19	\$3,301.93	\$0.20
102.06	Fifteen Clearance W/Doris E	883510-0060	340 Upland Drive Unit F	BELLEVUE	WA	98006	18,398	0.42	No	18,398	6,130	1978	TUC	\$12.00	\$220,776	\$460,000	\$681,000	\$13.00	\$239,174	\$460,000	\$699,000	\$0.98	\$3,496	\$0.18	\$3,496.16	\$0.19
102.07	Carrol Joseph J/Gayle M	883510-0070	340 Upland Drive Unit G	TUKWILA	WA	98332	17,872	0.41	No	17,872	6,140	1978	TUC	\$12.00	\$214,464	\$460,000	\$674,000	\$13.00	\$232,336	\$460,000	\$692,000	\$1.01	\$3,496	\$0.19	\$3,496.16	\$0.20
102.08	Carrol Joseph J	883510-0080	340 Upland Drive Unit H	TUKWILA	WA	98332	14,414	0.33	No	14,414	4,940	1978	TUC	\$12.00	\$172,968	\$330,000	\$503,000	\$13.00	\$187,382	\$330,000	\$517,000	\$0.97	\$2,719	\$0.18	\$2,719.24	\$0.19
102.09	Rw Enis LLC	883510-0090	340 Upland Drive Unit I	MAPLE VALLEY	WA	98038	14,414	0.33	No	14,414	4,940	1978	TUC	\$12.00	\$172,968	\$330,000	\$503,000	\$13.00	\$187,382	\$330,000	\$517,000	\$0.97	\$2,719	\$0.18	\$2,719.24	\$0.19
102.10	Fifteen Clearance W/Doris E	883510-0100	340 Upland Drive Unit J	BELLEVUE	WA	98006	14,601	0.34	No	14,601	4,800	1978	TUC	\$12.00	\$175,212	\$310,000	\$485,000	\$13.00	\$169,813	\$310,000	\$500,000	\$1.03	\$2,913	\$0.19	\$2,913.47	\$0.20
102.11	Kir Tukwila LLC/KIMCO	883510-0110	340 Upland Drive Unit K	NEW HYDE PARK	NY	11042	36,628	0.84	No	36,628	9,999	1978	TUC	\$12.00	\$439,536	\$750,000	\$1,190,000	\$13.00	\$476,164	\$750,000	\$1,226,000	\$0.98	\$6,992	\$0.18	\$6,992.32	\$0.19
103	AMB Property Corp.	883650-0050	305 Upland Drive	BOSTON	MA	02109	144,693	3.32	No	144,693	68,404	1979	TUC	\$14.00	\$2,025,702	\$1,600,000	\$3,626,000	\$14.50	\$2,098,049	\$1,600,000	\$3,698,000	\$0.50	\$13,985	\$0.10	\$13,984.65	\$0.10
104	AMB Property Corp.	883650-0060	335 Upland Drive	BOSTON	MA	02109	145,224	3.33	No	145,224	66,555	1979	TUC	\$14.50	\$2,105,748	\$1,500,000	\$3,606,000	\$15.00	\$2,178,360	\$1,500,000	\$3,678,000	\$0.50	\$13,985	\$0.10	\$13,984.65	\$0.10
105	Kir Tukwila LLC/KIMCO	262304-9079	No site address	NEW HYDE PARK	NY	11042	314,915	7.23	No	314,915	0	N/A	TUC	\$12.00	\$3,778,980	\$0	\$3,779,000	\$14.00	\$4,408,810	\$0	\$4,409,000	\$2.00	\$122,866	\$0.39	\$122,865.65	\$0.39
106	Kir Tukwila LLC/KIMCO	262304-9110	301 Minkler Blvd	NEW HYDE PARK	NY	11042	714,621	16.41	No	714,621	297,864	1972, 1999	TUC	\$19.00	\$13,577,799	\$35,000,000	\$48,578,000	\$21.00	\$15,007,041	\$35,000,000	\$50,007,000	\$2.00	\$277,556	\$0.39	\$277,556.36	\$0.39
107	KTM Group LLC	262304-9069	17151 Southcenter Parkway	BAINBRIDGE ISLAND	WA	98110	62,265	1.43	Yes	62,265	0	N/A	TUC	\$12.85	\$800,105	\$0	\$800,000	\$13.75	\$856,144	\$0	\$856,000	\$0.90	\$10,877	\$0.17	\$10,876.95	\$0.17
108	Chen Ting-Wei	812520-0360	Vacant land - Plat of Sunrise View (unrec.)	SEATTLE	WA	98108	7,717	0.18	Yes	7,717	0	N/A	LDR	\$1.50	\$11,576	\$0	\$12,000	\$1.50	\$11,576	\$0	\$12,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
109	Mock Catherine A	812520-0380	Vacant land - Plat of Sunrise View (unrec.)	ROCHESTER	WA	98579	7,600	0.17	Yes	7,600	0	N/A	LDR	\$1.50	\$11,400	\$0	\$11,000	\$1.50	\$11,400	\$0	\$11,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
110	Mock Catherine A	812520-0400	Vacant land - Plat of Sunrise View (unrec.)	ROCHESTER	WA	98579	10,200	0.23	Yes	10,200	0	N/A	LDR	\$1.50	\$15,300	\$0	\$15,000	\$1.50	\$15,300	\$0	\$15,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
111	Masao c/o SC4 LLC	262304-9063	17275 Southcenter Parkway	SEATTLE	WA	98102	96,444	2.21	Yes	96,444	16,193	2006	TUC	\$12.60	\$1,215,194	\$2,470,000	\$3,665,000	\$13.50	\$1,301,994	\$2,470,000	\$3,772,000	\$0.90	\$16,889	\$0.18	\$16,888.11	\$0.18
112	Tukwila View Estates LLC	812520-0410	Vacant land - Plat of Sunrise View (unrec.)	SEATTLE	WA	98102	44,300	1.02	Yes	44,300	0	N/A	LDR	\$1.50	\$66,450	\$0	\$66,000	\$1.50	\$66,450	\$0	\$66,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
113	Tukwila View Estates LLC	262304-9135	17301 Southcenter Parkway	SEATTLE	WA	98102	143,629	3.30	Yes	143,629	0	N/A	LDR	\$1.85	\$285,714	\$0	\$286,000	\$2.15	\$308,802	\$0	\$309,000	\$0.30	\$8,352	\$0.06	\$8,351.94	\$0.06
114	TR5 LLC	262304-9024	17305 Southcenter Parkway	SEATTLE	WA	98102	61,509	1.41	No	61,509	25,814	2008	TUC	\$30.00	\$1,845,270	\$5,285,000	\$7,130,000	\$32.25	\$1,983,665	\$5,285,000	\$7,269,000	\$2.26	\$26,988	\$0.44	\$26,988.13	\$0.44
115	Ethan Allen Home Interiors	262304-9066	17333 Southcenter Parkway	KENT	WA	98002	45,100	1.04	No	45,100	19,992	1977	TUC	\$28.00	\$1,262,800	\$2,700,000	\$3,963,000	\$30.00	\$1,353,000	\$2,700,000	\$4,053,000	\$2.00	\$17,481	\$0.39	\$17,480.81	\$0.39
116	Winners 3 LLC	262304-9120	17401 Southcenter Parkway	SEATTLE	WA	98102	47,043	1.08	No	47,043	18,757	2006	TUC	\$28.00	\$1,317,204	\$3,225,000	\$4,542,000	\$30.25	\$1,423,051	\$3,225,000	\$4,648,000	\$2.25	\$20,889	\$0.44	\$20,888.51	\$0.44
117	CLPF-Tukwila LP	262304-9067	17405 Southcenter Parkway	BELLEVUE	WA	98004	515,988	11.85	No	515,988	163,910	1996	TUC	\$23.00	\$11,867,724	\$23,300,000	\$35,168,000	\$25.00	\$12,899,700	\$23,300,000	\$36,200,000	\$2.00	\$200,447	\$0.39	\$200,446.58	\$0.39
118	CLPF-Tukwila LP	262304-9136	17555 Southcenter Parkway	BELLEVUE	WA	98004	166,875	4.29	Yes	166,875	0	N/A	LDR	\$0.85	\$158,844	\$0	\$159,000	\$1.00	\$166,875	\$0	\$167,000	\$0.15	\$5,438	\$0.03	\$5,438.47	\$0.03
119	Castello Land Co Inc	262304-9096	Vacant land between Southcenter Parkway & I-5	MERCER ISLAND	WA	98040	43,560	1.50	Yes	43,560	0	N/A	LDR	\$1.50	\$65,340	\$0	\$65,000	\$1.50	\$65,340	\$0	\$65,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
120	Segale Properties LLC	262304-9065	17557 Southcenter Parkway	TUKWILA	WA	98138	23,087	0.53	Yes	23,087	0	N/A	LDR	\$1.50	\$34,631	\$0	\$35,000	\$1.50	\$34,631	\$0	\$35,000	\$0.00	\$0	\$0.00	\$0.00	\$0.00
121	Segale Properties LLC	352304-9025	5351 S 178th Street	TUKWILA	WA	98138	297,902	6.84	Yes	297,902	0	N/A	LDR	\$2.45	\$729,860	\$0	\$730,000	\$2.85	\$849,021	\$0	\$849,000	\$0.40	\$23,114	\$0.08	\$13,156.52	\$0.04

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address					Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
				WA	TUKWILA	TUKWILA	WA	TUKWILA																						
122	Segale Properties LLC	352304-9009	5380 S 178th Street	WA	TUKWILA	PO BOX 68028	WA	98138	121,400	2.79	Yes	121,400	0	N/A	TUC	\$1.80	\$2,18,520	\$0	\$2,19,000	LDR-TSO	\$254,940	\$0	\$255,000	\$36,000	\$6,992	\$0.06	\$2,547.27	\$0.02		
123	City of Tukwila	352304-9038	16000 Southcenter Parkway	WA	TUKWILA	PO BOX 68028	WA	98138	255,209	5.66	Yes	255,209	0	N/A	MUO	\$7.40	\$1,888,547	\$0	\$1,889,000	MUO-TSO	\$2,067,193	\$0	\$2,067,000	\$178,000	\$34,573	\$0.14	\$34,573.15	\$0.14		
124	Segale Properties LLC	352304-9027	S 178th Street	WA	TUKWILA	PO BOX 68028	WA	98138	6,944	0.16	Yes	6,944	0	N/A	LDR	\$1.00	\$6,944	\$0	\$7,000	LDR-TSO	\$6,944	\$0	\$7,000	\$0	\$0	\$0.00	\$0.00	\$0.00		
125	Ramos Properties LLC	262304-9134	17555 Southcenter Parkway	WA	BURIEN	SW 158TH ST	WA	98166	42,981	8.762	No	42,981	8,762	1980	TUC	\$23.00	\$988,563	\$930,000	\$1,919,000	TUC-CC	\$1,074,525	\$930,000	\$2,005,000	\$86,000	\$16,704	\$0.39	\$16,703.88	\$0.39		
126	Levitz Tukwila LLC	352304-9087	17801 Southcenter Parkway	NY	WHITE PLAINS	MAMARONECK AVE STE 260	NY	10605	361,112	8.29	No	361,112	155,280	1970	TUC	\$18.00	\$6,500,016	\$1,425,000	\$7,925,000	TUC-CC	\$7,222,240	\$1,425,000	\$8,647,000	\$722,000	\$140,235	\$0.39	\$140,234.92	\$0.39		
127	Levitz Tukwila LLC	352304-9088	17801 Southcenter Parkway	NY	WHITE PLAINS	MAMARONECK AVE STE 260	NY	10605	72,615	1.67	No	72,615	0	see 126	TUC	\$18.00	\$1,307,070	\$0	\$1,307,000	TUC-CC	\$1,452,300	\$0	\$1,452,000	\$145,000	\$28,164	\$0.39	\$28,163.52	\$0.39		
128	Andover Property Management	352304-9107	17855 Southcenter Parkway	WA	TUKWILA	BAKER BLVD #200	WA	98188	64,200	1.47	No	64,200	34,714	1978	TUC	\$18.00	\$1,155,800	\$2,900,000	\$4,056,000	TUC-CC	\$1,284,000	\$2,900,000	\$4,184,000	\$128,000	\$24,882	\$0.39	\$24,881.59	\$0.39		
129	City of Tukwila	352304-9008	17800 Southcenter Parkway	WA	TUKWILA	PO BOX 68028	WA	98138	17,900	0.41	No	17,900	0	N/A	MUO	\$11.00	\$196,800	\$0	\$197,000	MUO-TSO	\$214,800	\$0	\$215,000	\$18,000	\$3,486	\$0.20	\$3,486.16	\$0.20		
130	Kir Tukwila 050 LLC/KMCO	352304-9005	17600 Southcenter Blvd	NY	NEW HYDE PARK	NEW HYDE PK RD STE 100	NY	11042	264,083	6.06	No	264,083	264,113	1974	TUC	\$22.00	\$5,809,826	\$25,000,000	\$30,810,000	TUC-CC	\$6,205,951	\$25,000,000	\$31,206,000	\$386,000	\$76,916	\$0.29	\$76,915.55	\$0.29		
131	Madison Investments LLC	352304-9123	17850 Southcenter Parkway	MT	BOZEMAN	PO BOX 1922	MT	59771	98,682	2.27	No	98,682	16,350	1989	TUC	\$24.00	\$2,388,368	\$700,000	\$3,088,000	TUC-CC	\$2,585,732	\$700,000	\$3,286,000	\$186,000	\$38,158	\$0.39	\$38,157.77	\$0.39		
132	Union Pacific Railroad	352304-9101	Railroad RW S 180th Street	NE	OMAHA	DODGE ST #325	NE	68179	110,550	2.54	Yes	110,550	0	N/A	TUC	\$5.00	\$552,750	\$0	\$553,000	TUC-W	\$552,750	\$0	\$553,000	\$0	\$0	\$0.00	\$0.00	\$0.00		
133	AMB Property Corp.	352304-9110	1105 Andover Park W	MA	BOSTON	STATE ST STE 1200 C/O RE TAX	MA	02109	191,427	4.39	No	191,427	100,200	1979	TUC	\$14.00	\$2,679,978	\$2,800,000	\$5,480,000	TUC-W	\$2,775,692	\$2,800,000	\$5,576,000	\$86,000	\$18,846	\$0.10	\$18,846.19	\$0.10		
134	AMB Property Corp.	352304-9102	1121 Andover Park W	MA	BOSTON	STATE ST STE 1200 C/O RE TAX	MA	02109	175,980	4.04	No	175,980	88,440	1977	TUC	\$14.50	\$2,551,420	\$2,100,000	\$4,651,000	TUC-W	\$2,639,400	\$2,100,000	\$4,739,000	\$88,000	\$17,982	\$0.10	\$17,982.34	\$0.10		
135	Walton CWVA Southcenter 4 L	352304-9098	1141 Andover Park W	MO	ST LOUIS	WORLD PARKWAY CIR	MO	63134	172,949	3.97	No	172,949	95,810	1973	TUC	\$14.50	\$2,507,761	\$4,215,000	\$6,723,000	TUC-W	\$2,594,235	\$4,215,000	\$6,809,000	\$86,000	\$16,704	\$0.10	\$16,703.88	\$0.10		
136	Walton CWVA Southcenter 4 L	352304-9097	1161 Andover Park W	MO	ST LOUIS	WORLD PARKWAY CIR	MO	63134	178,528	4.10	No	178,528	95,810	1975	TUC	\$14.50	\$2,588,656	\$4,215,000	\$6,804,000	TUC-W	\$2,677,920	\$4,215,000	\$6,893,000	\$89,000	\$17,287	\$0.10	\$17,286.58	\$0.10		
137	Walton CWVA Southcenter 4 L	352304-9093	1185 Andover Park W	MO	ST LOUIS	WORLD PARKWAY CIR	MO	63134	215,015	4.94	No	215,015	107,660	1972	TUC	\$15.00	\$3,225,225	\$4,735,000	\$7,960,000	TUC-W	\$3,332,733	\$4,735,000	\$8,068,000	\$108,000	\$20,977	\$0.10	\$20,976.97	\$0.10		
138	Phillips James W MR and MRS	352304-9099	1120 Andover Park W	WA	MEDINA	PO BOX 603	WA	98039	84,456	1.94	No	84,456	55,326	1973	TUC	\$15.00	\$1,286,840	\$2,915,000	\$4,182,000	TUC-W	\$1,309,068	\$2,915,000	\$4,224,000	\$42,000	\$8,158	\$0.10	\$8,157.71	\$0.10		
139	Hill Investment Company	352304-9091	1201 Andover Park E	WA	MERCER ISLAND	PO BOX 700	WA	98040	292,086	6.71	No	292,086	162,041	1972	TUC	\$15.00	\$4,381,290	\$3,900,000	\$8,281,000	TUC-W	\$4,527,333	\$3,900,000	\$8,427,000	\$146,000	\$28,358	\$0.10	\$28,357.75	\$0.10		
140	National Beverage Corp.	352304-9072	1227 Andover Park E	FL	PLANTATION	SW 10TH ST STE 4000	FL	33324	182,073	4.18	No	182,073	67,644	1968	TUC	\$15.00	\$2,731,095	\$2,000,000	\$4,731,000	TUC-W	\$2,822,132	\$2,000,000	\$4,822,000	\$91,000	\$17,675	\$0.10	\$17,675.04	\$0.10		
141	Houghton Harbor LLC	352304-9084	1235 Andover Park E	WA	TUKWILA	ANDOVER PARK E	WA	98188	39,204	0.90	No	39,204	13,948	1989	TUC	\$18.00	\$705,872	\$1,200,000	\$1,906,000	TUC-W	\$725,274	\$1,200,000	\$1,925,000	\$19,000	\$3,690	\$0.09	\$3,690.39	\$0.09		
142	Houghton Harbor LLC	352304-9122	No site address	WA	TUKWILA	ANDOVER PARK E	WA	98188	150	0.00	No	150	0	N/A	TUC	\$15.00	\$2,250	\$0	\$2,000	TUC-W	\$2,325	\$0	\$2,000	\$0	\$0	\$0.00	\$0.00	\$0.00		
143	AWC Family LLC	352304-9095	6750 S 180th Street	OR	PORTLAND	PO BOX 2720	OR	97208	88,111	2.02	No	88,111	50,208	1972	TUC	\$15.00	\$1,321,665	\$2,110,000	\$3,432,000	TUC-W	\$1,365,721	\$2,110,000	\$3,476,000	\$44,000	\$8,546	\$0.10	\$8,546.17	\$0.10		
144	Danelle LLC	352304-9085	1180 Andover Park W	WA	YARROW POINT	95TH AVE NE	WA	98004	167,241	3.84	No	167,241	81,995	1970	TUC	\$16.00	\$2,675,856	\$3,675,000	\$6,351,000	TUC-W	\$2,759,477	\$3,675,000	\$6,434,000	\$83,000	\$16,121	\$0.10	\$16,121.19	\$0.10		
145	CWC Realty LLC	352304-9074	1232 Andover Park W	WA	TUKWILA	ANDOVER PARK W	WA	98188	109,754	2.52	No	109,754	60,400	1988	TUC	\$18.00	\$1,975,572	\$2,250,000	\$4,226,000	TUC-W	\$2,030,449	\$2,250,000	\$4,280,000	\$54,000	\$10,888	\$0.10	\$10,888.48	\$0.10		
147	WACO Enterprise	352304-9092	1205 Andover Park W	WA	TUKWILA	PO BOX 68216	WA	98188	73,575	1.69	No	73,575	40,320	1972	TUC	\$16.00	\$1,177,200	\$1,975,000	\$3,152,000	TUC-W	\$1,213,988	\$1,975,000	\$3,189,000	\$37,000	\$7,187	\$0.10	\$7,186.55	\$0.10		
148	TriLand Corporation	352304-9103	1251 Andover Park W	WA	SEATTLE	4TH AVE SUITE #1940	WA	98101	183,899	4.22	No	183,899	100,036	1977	TUC	\$17.00	\$3,126,283	\$2,825,000	\$5,751,000	TUC-W	\$3,218,233	\$2,825,000	\$5,843,000	\$92,000	\$17,869	\$0.10	\$17,869.27	\$0.10		
149	Boeing Oregon Masabi Trust	352304-9105	5920 S 180th Street	WA	SEATTLE	4TH AVE SUITE #1940	WA	98101	138,473	3.18	No	138,473	57,452	1976	TUC	\$16.00	\$2,215,568	\$2,585,000	\$4,801,000	TUC-W	\$2,284,805	\$2,585,000	\$4,870,000	\$89,000	\$13,402	\$0.10	\$13,401.95	\$0.10		
150	Madison Investments LLC	352304-9061	17800 Southcenter Parkway	MT	BOZEMAN	PO BOX 1922	MT	59771	260,436	5.98	No	260,436	53,060	1989	TUC	\$15.50	\$4,036,758	\$2,815,000	\$6,852,000	TUC-W	\$4,186,876	\$2,815,000	\$6,982,000	\$130,000	\$25,250	\$0.10	\$25,250.05	\$0.10		
151	John C Radovich LLC	022300-0040	No site address	WA	MERCER ISLAND	82ND AVE SE STE 300	WA	98040	50,415	1.16	No	50,415	0	N/A	TUC	\$21.00	\$1,058,715	\$0	\$1,059,000	TUC-TOD	\$1,184,753	\$0	\$1,185,000	\$126,000	\$24,473	\$0.49	\$24,473.13	\$0.49		
152	Bela Tukwila LLC	022300-0045	112 Andover Park E	WA	BOTHELL	BOTHELL WAY NE	WA	98011	49,535	1.14	No	49,535	17,588	1986	TUC	\$20.00	\$990,700	\$1,320,000	\$2,311,000	TUC-TOD	\$1,085,003	\$1,320,000	\$2,385,000	\$74,000	\$14,373	\$0.29	\$14,373.11	\$0.29		
153	Pietromacco/PB LLC	022300-0050	100 Andover Park E	WA	MERCER ISLAND	SE 28TH ST STE #310	WA	98040	22,270	0.51	No	22,270	0	N/A	TUC	\$20.00	\$445,400	\$0	\$445,000	TUC-TOD	\$478,805	\$0	\$479,000	\$34,000	\$6,604	\$0.30	\$6,603.86	\$0.30		
154	Pietromacco/PB LLC	022300-0060	116 Andover Park E	WA	MERCER ISLAND	SE 28TH ST STE #310	WA	98040	31,380	0.72	No	31,380	23,550	1972	TUC	\$20.00	\$627,600	\$1,560,000	\$2,188,000	TUC-TOD	\$674,670	\$1,560,000	\$2,235,000	\$47,000	\$9,129	\$0.29	\$9,128.87	\$0.29		



City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address			Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Without LID			With LID																
				Street	City	State						Zoning without LID	H&BU without LID	Land Value Per SF	Probable Market Value	ECV Improvements	Land Value	ECV Improvements	Probable Market Value	Land Value Per SF	H&BU with LID	Zoning with LID									
155	Home Electric Company	022300-0062	120 Andover Park E	3414	NE 55TH	SEATTLE	WA	98105	51,164	1.17	No	51,164	17,800	1963	TUC	\$20.00	\$1,023,280	\$1,865,000	\$1,100,026	\$1,865,000	\$2,965,000	\$21.50	\$1,100,026	TUC-TOD	\$77,000	\$1.50	\$14,956	\$0.29	\$14,955.80	\$0.29	
156	City of Seattle	262304-9072	Between Andover Park E. & Christensen Rd.		PO BOX 34018	SEATTLE	WA	98124	8,310	0.19	Yes	8,310	0	N/A	TUC	\$5.00	\$41,550	\$0	\$41,550	\$0	\$42,000	\$0	\$42,000	\$5.00	\$41,550	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
157	City of Seattle	252304-9048	Between Christensen Rd. and the river		PO BOX 34018	SEATTLE	WA	98124	20,038	0.46	Yes	20,038	0	N/A	TUC	\$5.00	\$100,190	\$0	\$100,190	\$0	\$100,000	\$0	\$100,000	\$5.00	\$100,190	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
158	Park East Real Estate	022310-0040	130 Andover Park E	921	TERRY AVE	SEATTLE	WA	98104	80,500	1.85	No	80,500	44,604	1970	TUC	\$20.00	\$1,610,000	\$3,090,000	\$1,730,750	\$3,090,000	\$4,821,000	\$121,000	\$23,502	\$23,502	\$121,000	\$1.50	\$23,501.97	\$0.29	\$23,501.97	\$0.29	
159	City of Tukwila	000320-0020	Between Christensen Rd. and the river	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	1,635	0.04	Yes	1,635	0	N/A	TUC	\$2.00	\$3,270	\$0	\$3,270	\$0	\$3,000	\$0	\$3,000	\$2.00	\$3,270	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
160	City of Tukwila	252304-9080	Between Christensen Rd. and the river	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	63,598	1.46	Yes	63,598	0	N/A	TUC	\$2.00	\$127,196	\$0	\$127,196	\$0	\$127,000	\$0	\$127,000	\$2.00	\$127,196	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
161	City of Tukwila	252304-9081	Riverside trail	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	20,700	0.48	Yes	20,700	0	N/A	TUC	\$2.00	\$41,400	\$0	\$41,400	\$0	\$41,000	\$0	\$41,000	\$2.00	\$41,400	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
162	City of Tukwila	252304-9028	Between Christensen Rd. and the river	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	51,661	1.19	No	51,661	0	N/A	TUC	\$2.00	\$103,322	\$0	\$103,322	\$0	\$103,000	\$0	\$103,000	\$2.00	\$103,322	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
163	City of Tukwila	252304-9031	Next to river	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	55,818	1.28	Yes	55,818	0	N/A	TUC	\$2.00	\$111,636	\$0	\$111,636	\$0	\$112,000	\$0	\$112,000	\$2.00	\$111,636	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
164	City of Tukwila	022330-0040	Next to river	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	3,075	0.07	Yes	3,075	0	N/A	TUC	\$2.00	\$6,150	\$0	\$6,150	\$0	\$6,000	\$0	\$6,000	\$2.00	\$6,150	TUC-TOD	\$0	\$0.00	\$0	\$0.00	\$0.00
165	City of Tukwila	252304-9074	Riverbank	6200	SOUTHCENTER BLVD	TUKWILA	WA	98188	80,548	1.39	Yes	80,548	0	N/A	TUC	\$2.00	\$121,096	\$0	\$121,096	\$0	\$121,000	\$0	\$121,000	\$2.00	\$121,096	TUC-W	\$0	\$0.00	\$0	\$0.00	\$0.00
166	BCRP Riverview Plaza LLC	252304-9077	16000 Christensen Road	248	HOMER AVE	PALO ALTO	CA	94301	106,286	2.44	No	106,286	48,530	1992	TUC	\$15.00	\$1,594,290	\$5,605,000	\$1,700,576	\$5,605,000	\$7,306,000	\$107,000	\$20,783	\$20,783	\$107,000	\$1.01	\$20,782.74	\$0.20	\$20,782.74	\$0.20	
169	BCRP Riverview Plaza LLC	252304-9039	16040 Christensen Road	248	HOMER AVE	PALO ALTO	CA	94301	110,642	2.54	No	110,642	48,990	1981	TUC	\$15.00	\$1,659,630	\$5,520,000	\$1,770,272	\$5,520,000	\$7,290,000	\$110,000	\$21,365	\$21,365	\$110,000	\$0.99	\$21,365.43	\$0.19	\$21,365.43	\$0.19	
170	BCRP Riverview Plaza LLC	252304-9078	16300 Christensen Road	248	HOMER AVE	PALO ALTO	CA	94301	152,896	3.51	No	152,896	77,810	1982	TUC	\$15.00	\$2,293,440	\$9,225,000	\$2,446,336	\$9,225,000	\$11,671,000	\$153,000	\$29,717	\$29,717	\$153,000	\$1.00	\$29,717.37	\$0.19	\$29,717.37	\$0.19	
172	Andover Plaza LLC	022310-0099	220 Andover Park E	1501	N 200TH ST	SHORELINE	WA	98133	113,977	2.62	No	113,977	32,196	1996	TUC	\$20.00	\$2,279,540	\$4,170,000	\$2,450,506	\$4,170,000	\$6,621,000	\$171,000	\$33,214	\$33,214	\$171,000	\$1.50	\$33,213.53	\$0.29	\$33,213.53	\$0.29	
173	Rosellini Properties LLC	022310-9100	230 Andover Park E	340	ANDOVER PARK E	SEATTLE	WA	98188	29,829	0.68	No	29,829	20,934	1988	TUC	\$20.00	\$596,560	\$1,100,000	\$641,324	\$1,100,000	\$1,741,000	\$44,000	\$8,546	\$8,546	\$44,000	\$1.48	\$8,546.17	\$0.29	\$8,546.17	\$0.29	
174	Rosellini Properties LLC	022320-9032	340 Andover Park E	340	ANDOVER PARK E	TUKWILA	WA	98188	16,545	0.38	No	16,545	0	N/A	TUC	\$20.00	\$330,900	\$0	\$355,718	\$0	\$356,000	\$25,000	\$4,856	\$4,856	\$25,000	\$1.51	\$4,855.78	\$0.29	\$4,855.78	\$0.29	
175	RWP LLC	022320-0030	280 Andover Park E	7312	SE CURTIS DR	SNOQUALMIE	WA	98065	67,668	1.55	No	67,668	25,380	1971	TUC	\$21.00	\$1,421,028	\$1,910,000	\$1,522,530	\$1,910,000	\$3,433,000	\$102,000	\$19,812	\$19,812	\$102,000	\$1.51	\$19,811.58	\$0.29	\$19,811.58	\$0.29	
176	Strander Associates LLC	022320-0040	510 Strander Blvd	1650	S 244TH PL	DES MOINES	WA	98198	49,344	1.13	No	49,344	23,600	1975	TUC	\$18.00	\$888,192	\$900,000	\$937,536	\$900,000	\$1,838,000	\$50,000	\$9,712	\$9,712	\$50,000	\$1.01	\$9,711.56	\$0.20	\$9,711.56	\$0.20	
177	Chen, Bob	022320-0041	512 Strander Blvd	512	STRANDER BLVD	TUKWILA	WA	98188	30,168	0.69	No	30,168	18,900	1989	TUC	\$18.00	\$543,024	\$1,450,000	\$573,192	\$1,450,000	\$2,023,000	\$30,000	\$5,927	\$5,927	\$30,000	\$0.99	\$5,926.94	\$0.19	\$5,926.94	\$0.19	
178	Pelich Family Trust	022320-0042	530 Strander Blvd	415	BAKER BLVD #200	TUKWILA	WA	98188	20,114	0.46	No	20,114	4,500	1972	TUC	\$18.00	\$362,052	\$210,000	\$382,166	\$210,000	\$592,000	\$20,000	\$3,885	\$3,885	\$20,000	\$0.99	\$3,884.62	\$0.19	\$3,884.62	\$0.19	
179	Wolveme Properties LLC	022320-0061	505 Strander Blvd	415	BAKER BLVD #200	TUKWILA	WA	98188	46,663	1.07	No	46,663	16,136	1969	TUC	\$20.00	\$933,660	\$595,000	\$1,003,685	\$595,000	\$1,599,000	\$70,000	\$13,596	\$13,596	\$70,000	\$1.50	\$13,596.18	\$0.29	\$13,596.18	\$0.29	
180	WA Cities Insurance Authority	022320-0060	320 Andover Park E	14900	INTERURBAN AVE S #210	SEATTLE	WA	98186	54,325	1.25	No	54,325	26,024	1975	TUC	\$18.00	\$977,650	\$2,550,000	\$1,032,175	\$2,550,000	\$3,582,000	\$54,000	\$10,868	\$10,868	\$54,000	\$0.99	\$10,868.48	\$0.19	\$10,868.48	\$0.19	
183	Blue Dog Properties	022340-0010	596 Industry Drive	2235	C/O THOMSON REUTERS PTS PO BOX 847	CARLSBAD	CA	92018	162,122	3.72	No	162,122	65,634	1973	TUC	\$14.00	\$2,289,708	\$3,640,000	\$2,431,830	\$3,640,000	\$6,072,000	\$162,000	\$31,465	\$31,465	\$162,000	\$1.00	\$31,465.45	\$0.19	\$31,465.45	\$0.19	
184	Blue Dog Properties	022340-0070	515 Industry Drive	2235	C/O THOMSON REUTERS PTS PO BOX 847	CARLSBAD	CA	92018	140,205	3.22	No	140,205	0	N/A	TUC	\$14.50	\$2,032,973	\$1,930,000	\$2,243,280	\$1,930,000	\$4,173,000	\$210,000	\$40,789	\$40,789	\$210,000	\$1.50	\$40,788.55	\$0.29	\$40,788.55	\$0.29	
185	Blue Dog Properties	252304-9008	630 Industry Drive	2235	C/O THOMSON REUTERS PTS PO BOX 847	CARLSBAD	CA	92018	335,547	7.70	No	335,547	112,975	1972	TUC	\$13.00	\$4,362,111	\$5,500,000	\$4,697,658	\$5,500,000	\$10,198,000	\$336,000	\$65,982	\$65,982	\$336,000	\$1.00	\$65,981.68	\$0.19	\$65,981.68	\$0.19	
186	Realty Associates Fund VII	022330-0010	551 Strander Blvd	1301	DOVE ST #660	NEWPORT BEACH	CA	92660	333,597	7.66	No	333,597	162,450	1966	TUC	\$14.00	\$4,670,358	\$3,630,000	\$5,003,955	\$3,630,000	\$8,634,000	\$334,000	\$64,873	\$64,873	\$334,000	\$1.00	\$64,873.22	\$0.19	\$64,873.22	\$0.19	
187	Walton CWVA Tukwila 1 LLC	022330-0020	631 Strander Blvd	4678	WORLD PARKWAY CIR	ST LOUIS	MO	63134	247,500	5.68	No	247,500	101,432	1974, 1990	TUC	\$14.00	\$3,465,000	\$7,145,000	\$3,712,500	\$7,145,000	\$10,858,000	\$248,000	\$48,689	\$48,689	\$248,000	\$1.00	\$48,689.33	\$0.19	\$48,689.33	\$0.19	
188	King County	252304-9009	70th Ave	500	KC ADMIN BLDG	SEATTLE	WA	98104	12,258	0.28	Yes	12,258	0	N/A	TUC	\$2.00	\$24,516	\$0	\$24,516	\$0	\$25,000	\$0	\$25,000	\$2.00	\$24,516	TUC-W	\$0	\$0.00	\$0.00	\$0.00	
189	Union Pacific Railroad	252304-9072	6800 Industry Drive	1416	DODGE ST #325	OMAHA	NE	68179	143,808	3.30	Yes	143,808	0	N/A	TUC	\$5.00	\$719,040	\$0	\$719,040	\$0	\$719,000	\$0	\$719,000	\$5.00	\$719,040	TUC-TOD	\$0	\$0.00	\$0.00	\$0.00	
190	Union Pacific Railroad	262304-9140	No site address	1400	DOUGLAS STOP 1640	OMAHA	NE	68179	19,656	0.45	Yes	19,656	0	N/A	TUC	\$5.00	\$98,280	\$0	\$98,280	\$0	\$98,000	\$0	\$98,000	\$5.00	\$98,280	TUC-W	\$0	\$0.00	\$0.00	\$0.00	
192	RZR Investments LLC	022340-0071	410 Andover Park E	7979	S 180TH ST	KENT	WA	98032	49,440	1.13	No	49,440	27,000	1969	TUC	\$15.50	\$766,320	\$825,000	\$815,760	\$825,000	\$1,641,000	\$50,000	\$9,712	\$9,712	\$50,000	\$1.01	\$9,711.56	\$0.20	\$9,711.56	\$0.20	



City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address				Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	With LID									
				Address	City	State	Zip													Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment
193	City of Tukwila	022340-0080	444 Andover Park E	SOUTHCENTER BLVD	TUKWILA	WA	98188	81,000	1.86	No	81,000	15,519	TUC		\$15.50	\$1,255,500	\$2,000,000	\$3,296,000	TUC-W		\$16.50	\$1,336,500	\$2,000,000	\$3,337,000	\$81,000	\$15,733	\$0.19	\$15,732.73	\$0.19
194	Conveo Inc Tax Dept	262304-9093	480 Andover Park E	PO BOX 420	STAMFORD	CT	06094	60,750	1.39	No	60,750	44,937	TUC		\$15.50	\$941,625	\$2,425,000	\$3,367,000	TUC-W		\$16.50	\$1,002,375	\$2,425,000	\$3,427,000	\$60,000	\$11,654	\$0.19	\$11,653.87	\$0.19
195	Conveo Inc Tax Dept	262304-9097	500 Andover Park E	PO BOX 420	STAMFORD	CT	06094	45,900	1.05	No	45,900	27,784	TUC		\$15.50	\$711,450	\$1,500,000	\$2,211,000	TUC-W		\$16.50	\$757,350	\$1,500,000	\$2,257,000	\$46,000	\$8,935	\$0.19	\$8,934.63	\$0.19
196	Union Pacific Railroad	262304-9113	Andover Park E	DODGE ST #325	OMAHA	NE	68179	125,986	2.89	Yes	125,986	0	TUC		\$2.00	\$251,992	\$0	\$252,000	TUC-W		\$2.00	\$251,992	\$0	\$252,000	\$0	\$0	\$0.00	\$0.00	\$0.00
197	Walton OWA Tukwila 1 LLC	252304-9034	825 Industry Drive	WORLD PARKWAY CIR	ST LOUIS	MO	63134	251,238	5.77	No	251,238	92,300	TUC		\$13.00	\$3,266,094	\$3,970,000	\$7,236,000	TUC-W		\$13.50	\$3,391,713	\$3,970,000	\$7,362,000	\$126,000	\$24,473	\$0.10	\$24,473.13	\$0.10
198	Walton OWA Tukwila 1 LLC	252304-9015	800 Industry Drive	WORLD PARKWAY CIR	ST LOUIS	MO	63134	338,897	7.78	No	338,897	114,112	TUC		\$13.00	\$4,405,661	\$4,900,000	\$9,306,000	TUC-W		\$13.50	\$4,575,110	\$4,900,000	\$9,475,000	\$169,000	\$32,825	\$0.10	\$32,825.07	\$0.10
199	Walton OWA Tukwila 1 LLC	252304-9071	1000 Industry Drive	WORLD PARKWAY CIR	ST LOUIS	MO	63134	460,729	10.58	No	460,729	170,606	TUC		\$13.00	\$5,989,477	\$5,720,000	\$11,709,000	TUC-W		\$13.50	\$6,219,842	\$5,720,000	\$11,940,000	\$231,000	\$44,867	\$0.10	\$44,867.40	\$0.10
200	Banasky, Howard V	262304-9100	600 Andover Park E	ANDOVER PARKE	TUKWILA	WA	98188	40,500	0.93	No	40,500	24,000	TUC		\$14.00	\$567,000	\$975,000	\$1,542,000	TUC-W		\$15.00	\$607,500	\$975,000	\$1,583,000	\$41,000	\$7,963	\$0.20	\$7,963.48	\$0.20
201	790 Andover LLC	262304-9095	770 Andover Park E	PO BOX 287	MEDINA	WA	98039	113,475	2.61	No	113,475	63,720	TUC		\$15.00	\$1,702,125	\$3,860,000	\$5,562,000	TUC-W		\$16.00	\$1,815,600	\$3,860,000	\$5,676,000	\$114,000	\$22,142	\$0.20	\$22,142.36	\$0.20
202	City of Tukwila	252304-9070	600 Minkler Blvd	SOUTHCENTER BLVD	TUKWILA	WA	98188	464,823	11.13	Yes	464,823	20,899	TUC		\$3.25	\$1,575,675	\$225,000	\$1,801,000	TUC-W		\$3.35	\$1,624,157	\$225,000	\$1,849,000	\$46,000	\$9,323	\$0.02	\$9,323.10	\$0.02
203	City of Tukwila	252304-9016	70th Avenue S	SOUTHCENTER BLVD	TUKWILA	WA	98188	37,461	0.86	Yes	37,461	0	TUC		\$2.00	\$74,922	\$0	\$75,000	TUC-W		\$2.00	\$74,922	\$0	\$75,000	\$0	\$0	\$0.00	\$0.00	\$0.00
204	Green River Flood Control	252304-9069	700 Minkler Blvd	S JACKSON STE 600	SEATTLE	WA	98104	96,703	2.22	Yes	96,703	0	TUC		\$2.00	\$193,406	\$0	\$193,000	TUC-W		\$2.00	\$193,406	\$0	\$193,000	\$0	\$0	\$0.00	\$0.00	\$0.00
205	East West Bank	262304-9105	950 Andover Park E	FLAIR DR 5TH FLR	EL MONTE	CA	97131	80,349	1.84	No	80,349	41,286	TUC		\$15.00	\$1,205,235	\$1,745,000	\$2,950,000	TUC-W		\$16.00	\$1,285,584	\$1,745,000	\$3,031,000	\$81,000	\$15,733	\$0.20	\$15,732.73	\$0.20
206	1006 Andover Associates	262304-9101	1000 Andover Park E	40TH AVE S	SEATTLE	WA	98118	97,215	2.23	No	97,215	51,699	TUC		\$14.00	\$1,361,010	\$1,790,000	\$3,151,000	TUC-W		\$14.50	\$1,409,618	\$1,790,000	\$3,200,000	\$49,000	\$9,517	\$0.10	\$9,517.33	\$0.10
207	Costco Wholesale Corp	252304-9057	70th Avenue S	LAKE DRIVE	ISSAQUAH	WA	98027	111,949	2.57	No	111,949	0	TUC		\$12.00	\$1,343,388	\$0	\$1,343,000	TUC-W		\$12.50	\$1,399,363	\$0	\$1,399,000	\$56,000	\$10,977	\$0.10	\$10,976.95	\$0.10
208	Costco Wholesale Corp	252304-9063	400 Costco Drive	POINT SAN PEDRO RD	SAN RAFAEL	CA	94901	471,755	10.83	No	471,755	222,968	TUC		\$12.00	\$5,661,060	\$8,200,000	\$13,861,000	TUC-W		\$12.50	\$5,896,938	\$8,200,000	\$14,097,000	\$236,000	\$45,639	\$0.10	\$45,638.56	\$0.10
209	Costco Wholesale Corp	352304-9089	1200 Andover Park E	POINT SAN PEDRO RD	SAN RAFAEL	CA	94901	14,893	0.34	Yes	14,893	0	TUC		\$6.00	\$89,358	\$0	\$89,000	TUC-W		\$6.00	\$89,358	\$0	\$89,000	\$0	\$0	\$0.00	\$0.00	\$0.00
210	Ameristar	262304-9083	1024 Andover Park E	POINT SAN PEDRO RD	SAN RAFAEL	CA	94901	48,478	1.11	No	48,478	10,258	TUC		\$12.00	\$581,736	\$500,000	\$1,082,000	TUC-W		\$12.50	\$605,975	\$500,000	\$1,106,000	\$24,000	\$4,662	\$0.10	\$4,661.55	\$0.10
211	Leuthold, Donald W	262304-9098	1120 Andover Park E	W MERCER WAY	MERCER ISLAND	WA	98040	46,161	1.06	No	46,161	24,009	TUC		\$13.00	\$600,093	\$1,200,000	\$1,800,000	TUC-W		\$13.50	\$623,174	\$1,200,000	\$1,823,000	\$23,000	\$4,467	\$0.10	\$4,467.32	\$0.10
212	Kohn Jens M and Lynn M	262304-9091	1130 Andover Park E	23TH PL SE	ISSAQUAH	WA	98027	25,086	0.58	No	25,086	13,656	TUC		\$16.00	\$401,376	\$700,000	\$1,101,000	TUC-W		\$16.50	\$413,919	\$700,000	\$1,114,000	\$13,000	\$2,525	\$0.10	\$2,525.01	\$0.10
213	Petschi, William J	262304-9089	1150 Andover Park E	ANDOVER PARKE	TUKWILA	WA	98188	31,218	0.72	No	31,218	13,824	TUC		\$16.00	\$499,488	\$700,000	\$1,199,000	TUC-W		\$16.50	\$515,097	\$700,000	\$1,215,000	\$16,000	\$3,108	\$0.10	\$3,107.70	\$0.10
215	Gray Cat Collective LLC	352304-9077	1200 Andover Park E	45TH AVE W	SEATTLE	WA	98199	35,877	0.82	No	35,877	0	TUC		\$14.00	\$502,278	\$0	\$502,000	TUC-W		\$14.50	\$520,217	\$0	\$520,000	\$18,000	\$3,496	\$0.10	\$3,496.16	\$0.10
216	Gray Cat Collective LLC	352304-9075	1210 Andover Park E	45TH AVE W	SEATTLE	WA	98199	85,546	1.96	No	85,546	39,746	TUC		\$14.00	\$1,197,844	\$1,160,000	\$2,358,000	TUC-W		\$14.50	\$1,240,417	\$1,160,000	\$2,400,000	\$42,000	\$8,156	\$0.10	\$8,157.71	\$0.10
217	Gray Cat Collective LLC	352304-9070	1228 Andover Park E	45TH AVE W	SEATTLE	WA	98199	35,020	0.80	No	35,020	18,932	TUC		\$14.00	\$490,280	\$500,000	\$990,000	TUC-W		\$14.50	\$507,760	\$500,000	\$1,008,000	\$18,000	\$3,496	\$0.10	\$3,496.16	\$0.10
218	Gray Cat Collective LLC	352304-9069	1230 Andover Park E	45TH AVE W	SEATTLE	WA	98199	63,202	1.45	No	63,202	20,775	TUC		\$15.00	\$948,030	\$540,000	\$1,488,000	TUC-W		\$15.50	\$979,631	\$540,000	\$1,520,000	\$32,000	\$6,215	\$0.10	\$6,215.40	\$0.10
219	Costco Wholesale Corp	362304-9107	441 Costco Drive	LAKE DRIVE	ISSAQUAH	WA	98027	194,105	4.46	No	194,105	37,823	TUC		\$12.00	\$2,329,260	\$2,200,000	\$4,529,000	TUC-W		\$12.50	\$2,426,313	\$2,200,000	\$4,626,000	\$97,000	\$18,840	\$0.10	\$18,840.43	\$0.10
220	City of Tukwila	362304-9016	Christensen Greenbelt Park	SOUTHCENTER BLVD	TUKWILA	WA	98188	89,298	2.05	Yes	89,298	0	TUC		\$2.00	\$178,596	\$0	\$179,000	TUC-W		\$2.00	\$178,596	\$0	\$179,000	\$0	\$0	\$0.00	\$0.00	\$0.00
222	HD Development of Maryland Inc	362304-9074	6810 S 180th Street	PO BOX 105842	ATLANTA	GA	30339	602,743	13.84	No	602,743	149,624	TUC		\$12.00	\$7,232,916	\$6,615,000	\$13,848,000	TUC-W		\$12.50	\$7,534,288	\$6,615,000	\$14,149,000	\$301,000	\$58,464	\$0.10	\$58,463.59	\$0.10
223	Klein Harris	362304-9071	1224 Andover Park E	LANSLOWNE LN	MERCER ISLAND	WA	98040	44,283	1.02	No	44,283	26,674	TUC		\$15.00	\$664,245	\$1,300,000	\$1,964,000	TUC-W		\$15.50	\$686,387	\$1,300,000	\$1,986,000	\$22,000	\$4,273	\$0.10	\$4,273.09	\$0.10
224	SFP BLP LTD PARTNERSHIP	362304-9106	6804 S 180th Street	PO BOX 5350	BEND	OR	97708	50,094	1.15	No	50,094	13,799	TUC		\$15.00	\$751,410	\$1,000,000	\$1,751,000	TUC-W		\$15.50	\$776,457	\$1,000,000	\$1,776,000	\$25,000	\$4,856	\$0.10	\$4,855.76	\$0.10
225	Heartland Auto Services	343050-0020	6818 S 180th Street	DAVENPORT ST	OMAHA	NE	68154	13,971	0.32	No	13,971	1,984	TUC		\$16.00	\$223,536	\$400,000	\$624,000	TUC-W		\$16.50	\$230,522	\$400,000	\$631,000	\$7,000	\$1,360	\$0.10	\$1,359.62	\$0.10
226	Tukwila TT LLC	343050-0010	6820 S 180th Street	MAPLE VALLEY HWY	RENTON	WA	98058	22,712	0.52	No	22,712	2,296	TUC		\$16.00	\$363,392	\$450,000	\$813,000	TUC-W		\$16.50	\$374,748	\$450,000	\$825,000	\$12,000	\$2,331	\$0.10	\$2,330.77	\$0.10

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Without LID				With LID				Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF	
											Zoning without LID	H&BU without LID	Land Value Per SF	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF						ECV Improvements
227	Wells Fargo Bank	362304-9079	6847 S 180th Street	PO BOX 2069	65,862	1.51	No	65,862	15,560	1988	TUC	\$15.00	\$987,930	\$620,000	\$1,608,000	TUC-W	\$15.50	\$1,020,861	\$620,000	\$1,641,000	\$33,000	\$6,410	\$6,409.63	\$0.10
228	First Interstate Bank	362304-9095	6855 S 180th Street	PO BOX 2609	55,500	1.27	No	55,500	16,653	2009	TUC	\$15.00	\$832,500	\$1,875,000	\$2,708,000	TUC-W	\$15.50	\$860,250	\$1,875,000	\$2,735,000	\$27,000	\$5,244	\$5,244.24	\$0.09
229	City of Tukwila	352304-9002	6801 S 180th Street	SOUTHCENTER BLVD	17,424	0.40	Yes	17,424	0	N/A	TUC	\$5.00	\$87,120	\$0	\$87,000	TUC-W	\$5.00	\$87,120	\$0	\$87,000	\$0	\$0	\$0.00	\$0.00
230	City of Tukwila	352304-9003	6751 S 180th Street	SOUTHCENTER BLVD	13,068	0.30	Yes	13,068	0	N/A	TUC	\$5.00	\$65,340	\$0	\$65,000	TUC-W	\$5.00	\$65,340	\$0	\$65,000	\$0	\$0	\$0.00	\$0.00
231	Segale Properties LLC	352304-9055	18000 Andover Park W	PO BOX 68028	70,594	1.62	No	70,594	26,670	1987	TUC	\$15.00	\$1,058,910	\$2,630,000	\$3,689,000	TUC-TSO	\$15.50	\$1,094,207	\$2,630,000	\$3,724,000	\$35,000	\$6,798	\$7,059.40	\$0.10
232	Segale Properties LLC	352304-9120	6101 S 180th Street	PO BOX 68028	329,742	7.57	No	329,742	216,848	1993, 2001	TUC	\$15.00	\$4,946,130	\$5,975,000	\$10,921,000	TUC-TSO	\$15.50	\$5,111,001	\$5,975,000	\$11,086,000	\$165,000	\$32,048	\$32,974.20	\$0.10
233	Segale Properties LLC	352304-9013	No site address	PO BOX 68028	534,800	12.28	Yes	534,800	0	N/A	LDR	\$5.50	\$2,941,400	\$0	\$2,941,000	LDR-TSO	\$6.20	\$3,315,760	\$0	\$3,316,000	\$375,000	\$72,837	\$41,450.79	\$0.08
235	Segale Properties LLC	352304-9019	5565 S 178th Street	PO BOX 68028	41,191	0.95	Yes	41,191	1,380	1965	LDR	\$4.80	\$197,717	\$280,000	\$478,000	LDR-TSO	\$5.60	\$230,670	\$280,000	\$511,000	\$33,000	\$6,410	\$3,192.59	\$0.08
236	Segale Properties LLC	352304-9090	5563 S 178th Street	PO BOX 68028	8,400	0.19	No	8,400	1,010	1923	LDR	\$6.00	\$50,400	\$150,000	\$200,000	LDR-TSO	\$7.00	\$58,800	\$150,000	\$209,000	\$9,000	\$1,748	\$651.06	\$0.08
237	Segale Properties LLC	352304-9109	No site address	PO BOX 68028	155,309	3.57	No	155,309	0	N/A	LDR	\$5.00	\$776,945	\$0	\$777,000	LDR-TSO	\$5.85	\$908,558	\$0	\$909,000	\$132,000	\$25,839	\$12,037.55	\$0.08
238	GRE Management Services Inc	352304-9031	5901 S 180th Street	ROCKLIN RD #9	208,652	4.79	No	208,652	61,658	1989, 2000	TUC	\$15.00	\$3,129,780	\$8,040,000	\$11,170,000	TUC-CC	\$16.00	\$3,338,432	\$8,040,000	\$11,378,000	\$208,000	\$40,400	\$40,400.09	\$0.19
239	City of Tukwila	352304-9040	No site address	PO BOX 68028	71,002	1.63	Yes	71,002	0	N/A	MUO	\$10.45	\$741,971	\$0	\$742,000	MUO-TSO	\$11.40	\$809,423	\$0	\$809,000	\$67,000	\$13,013	\$13,013.49	\$0.18
240	Wells Fargo Bank	362304-9017	6845 S 180th Street	PO BOX 2069	35,902	0.82	No	35,902	0	N/A	TUC	\$10.00	\$359,020	\$0	\$359,000	TUC-W	\$10.25	\$367,996	\$0	\$368,000	\$9,000	\$1,748	\$1,748.08	\$0.05
241	Wells Fargo Bank	362304-9094	6635 S 180th Street	PO BOX 2069	79,264	1.82	No	79,264	20,250	1977	TUC	\$11.00	\$871,904	\$1,220,000	\$2,092,000	TUC-W	\$11.25	\$891,720	\$1,220,000	\$2,112,000	\$20,000	\$3,885	\$3,884.62	\$0.05
242	Lily Pointe Investments	362304-9087	6801 S 180th Street	W AMES LK DR NE	251,300	5.77	No	251,300	62,250	1973, 2000	TUC	\$12.00	\$3,015,600	\$545,000	\$3,561,000	TUC-W	\$12.25	\$3,078,425	\$545,000	\$3,623,000	\$62,000	\$12,042	\$12,042.33	\$0.05
245	Segale Properties LLC	352304-9116	18500 Southcenter Parkway	PO BOX 68028	232,770	5.34	Yes	232,770	3,465	1972	HI	\$4.75	\$1,105,658	\$0	\$1,106,000	HI-TSO	\$5.30	\$1,233,681	\$0	\$1,234,000	\$128,000	\$24,862	\$18,041.32	\$0.08
246	Segale Properties LLC	352304-9121	18200 Andover Park W	PO BOX 68028	363,873	8.35	No	363,873	55,462	2010	HI	\$10.00	\$3,638,730	\$6,530,000	\$10,169,000	HI-TSO	\$11.00	\$4,002,603	\$6,530,000	\$10,553,000	\$564,000	\$70,700	\$56,405.47	\$0.16
247	Segale Properties LLC	352304-9119	18125 Andover Park W	PO BOX 68028	1,490,290	34.21	No	1,490,290	621,546	1975, 1979	HI	\$9.50	\$14,157,755	\$16,315,000	\$30,473,000	HI-TSO	\$10.00	\$14,902,900	\$16,315,000	\$31,218,000	\$745,000	\$144,702	\$115,508.02	\$0.08
248	Segale Properties LLC	352304-9104	18271 Andover Park W	PO BOX 68028	152,895	3.51	No	152,895	74,160	1974	HI	\$10.00	\$1,528,950	\$2,220,000	\$3,749,000	HI-TSO	\$10.50	\$1,605,398	\$2,220,000	\$3,825,000	\$76,000	\$14,762	\$14,761.00	\$0.10
249	Segale Properties LLC	352304-9112	18240 Andover Park W	PO BOX 68028	314,703	7.22	No	314,703	154,580	1978	HI	\$8.00	\$2,517,624	\$4,085,000	\$6,603,000	HI-TSO	\$8.50	\$2,674,976	\$4,085,000	\$6,760,000	\$157,000	\$30,494	\$24,391.71	\$0.08
250	Segale Properties LLC	352304-9118	18010 Southcenter Parkway	PO BOX 68028	332,321	7.63	No	332,321	10,554	1962, 1992	HI	\$10.00	\$3,323,210	\$320,000	\$3,643,000	HI-TSO	\$11.00	\$3,655,631	\$320,000	\$3,976,000	\$333,000	\$64,679	\$25,757.23	\$0.08
251	Segale Properties LLC	352304-9018	18323 Andover Park W	PO BOX 68028	434,155	9.97	No	434,155	151,152	1975, 1977	HI	\$9.50	\$4,124,473	\$2,855,000	\$6,979,000	HI-TSO	\$10.00	\$4,341,550	\$2,855,000	\$7,197,000	\$218,000	\$42,342	\$33,650.09	\$0.08
252	Segale Properties LLC	352304-9115	5811 Segale Park Drive C	PO BOX 68028	629,172	14.44	No	629,172	324,839	2000	HI	\$9.50	\$5,977,134	\$9,495,000	\$15,472,000	HI-TSO	\$10.00	\$6,291,720	\$9,495,000	\$15,787,000	\$315,000	\$61,183	\$48,765.28	\$0.08
253	Segale Properties LLC	352304-9036	18400 Southcenter Parkway	PO BOX 68028	209,151	4.80	No	209,151	1,664	1986	HI	\$10.00	\$2,091,510	\$0	\$2,092,000	HI-TSO	\$11.00	\$2,300,661	\$0	\$2,301,000	\$209,000	\$40,394	\$16,210.68	\$0.08
254	Segale Properties LLC	352304-9045	19131 Frager Rd. S	PO BOX 68028	94,090	2.16	Yes	94,090	0	N/A	TVS	\$7.20	\$677,448	\$0	\$677,000	TVS-TSO	\$8.00	\$752,720	\$0	\$753,000	\$76,000	\$14,762	\$5,983.70	\$0.06
255	Segale Properties LLC	352304-9068	18801 57th Avenue S	PO BOX 68028	415,580	9.54	Yes	415,580	37,850	1987	TVS	\$2.70	\$1,122,012	\$1,400,000	\$2,522,000	TVS-TSO	\$3.00	\$1,246,680	\$1,400,000	\$2,647,000	\$125,000	\$24,279	\$24,279.00	\$0.06
256	Segale Properties LLC	352304-9050	19001 57th Avenue S	PO BOX 68028	59,241	1.36	No	59,241	0	N/A	TVS	\$6.75	\$399,877	\$0	\$400,000	TVS-TSO	\$7.50	\$444,308	\$0	\$444,000	\$44,000	\$8,546	\$3,972.24	\$0.07
257	Segale Properties LLC	352304-9049	No site address	PO BOX 68028	48,787	1.12	Yes	48,787	0	N/A	TVS	\$0.90	\$43,908	\$0	\$44,000	TVS-TSO	\$1.00	\$48,787	\$0	\$49,000	\$5,000	\$871	\$871.00	\$0.02
258	Segale Properties LLC	352304-9051	No site address	PO BOX 68028	277,041	6.36	Yes	277,041	0	N/A	TVS	\$1.00	\$277,041	\$0	\$277,000	TVS-TSO	\$1.00	\$277,041	\$0	\$277,000	\$0	\$0	\$0.00	\$0.00
259	Union Pacific Railroad	352304-9108	S 180th Street	DODGE ST #325	36,249	0.88	Yes	36,249	0	N/A	HI	\$5.00	\$191,245	\$0	\$191,000	HI-TSO	\$5.00	\$191,245	\$0	\$191,000	\$0	\$0	\$0.00	\$0.00
260	Segale Properties LLC	352304-9032	18054 57th Avenue S	PO BOX 68028	27,420	0.63	No	27,420	1,300	1952	HI	\$10.00	\$274,200	\$0	\$274,000	HI-TSO	\$11.00	\$301,620	\$0	\$302,000	\$28,000	\$5,438	\$2,125.24	\$0.08
261	GWI Realty LLC	352304-9014	18700 Southcenter Parkway	PO BOX 68688	92,800	2.13	No	92,800	45,146	1968	HI	\$10.00	\$928,000	\$2,530,000	\$3,458,000	HI-TSO	\$11.00	\$1,020,800	\$2,530,000	\$3,551,000	\$83,000	\$18,064	\$18,063.50	\$0.19

City of Tukwila L.I.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Final Assessment Roll

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address			Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
				Street	City	State																								
262	GWI Realty LLC	352304-9081	19000 57th Avenue S	18700	SOUTHCENTER PKWY	TUKWILA	WA	98188	19,450	0	0	N/A	HI		\$10.00	\$194,500	\$0	\$195,000	HI-TSO		\$11.00	\$213,950	\$0	\$214,000	\$19,000	\$0.98	\$3,690	\$0.19	\$3,690.39	\$0.19
263	Segale Properties LLC	352304-9017	18900 57th Avenue S		PO BOX 68028	TUKWILA	WA	98138	87,120	0	0	N/A	TVS		\$9.00	\$784,080	\$0	\$784,000	TVS-TSO		\$10.00	\$871,200	\$0	\$871,000	\$87,000	\$1.00	\$16,898	\$0.19	\$6,752.42	\$0.08
264	M & P Company	352304-9082	19000 57th Avenue S		PO BOX 1083	EDMONDS	WA	98020	100,188	42,430	1989	TVS		\$10.00	\$1,001,880	\$1,890,000	\$2,892,000	TVS-TSO		\$11.00	\$1,102,068	\$1,890,000	\$2,992,000	\$100,000	\$1.00	\$19,423	\$0.19	\$19,423.12	\$0.19	
265	King County	352304-9037	18800 Onilla Rd. S	500	KC ADMIN BLDG	SEATTLE	WA	98104	873,062	0	0	N/A	TVS		\$5.00	\$4,385,410	\$1,230,000	\$5,595,000	TVS-TSO		\$5.00	\$4,385,410	\$1,230,000	\$5,595,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
266	Segale Properties LLC	352304-9015	18791 Southcenter Parkway		PO BOX 68028	TUKWILA	WA	98138	907,204	0	0	N/A	TVS		\$9.00	\$8,164,836	\$0	\$8,165,000	TVS-TSO		\$10.00	\$9,072,040	\$0	\$9,072,000	\$907,000	\$1.00	\$176,168	\$0.19	\$38,665.26	\$0.04
267	Schoenbacher Ent LLC	352304-9034	18115 57th Avenue S	9253	E SANDS DR	SCOTTSDALE	AZ	85255	801,910	7,580	1965	TVS		\$5.30	\$4,250,123	\$0	\$4,250,000	TVS-TSO		\$5.90	\$4,731,269	\$0	\$4,731,000	\$481,000	\$0.60	\$93,425	\$0.12	\$62,163.70	\$0.08	
268	Bui, Vien & Tomu, Thanh-The	352304-9039	No site address	12613	38TH AVE SE	EVERETT	WA	98208	29,274	0	0	N/A	TVS		\$1.00	\$29,274	\$0	\$29,000	TVS-TSO		\$1.00	\$29,274	\$0	\$29,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
801	Westfield Corporation Inc	920247-0030	No site address		PO BOX 130940	CARLSBAD	CA	92013	13,107	13,107	2007	TUC		\$35.00	\$458,745	\$1,566,000	\$2,024,000	TUC-RC		\$39.00	\$511,173	\$1,566,000	\$2,076,000	\$52,000	\$3.97	\$10,100	\$0.77	\$10,100.02	\$0.77	
802	Bank of America	920247-0050	320 Strander Blvd	1001	4th Ave 4th Floor	SEATTLE	WA	98154	13,467	7,509	2010	TUC		\$35.00	\$471,945	\$965,000	\$1,436,000	TUC-RC		\$39.00	\$525,213	\$965,000	\$1,490,000	\$54,000	\$4.01	\$10,468	\$0.78	\$10,468.46	\$0.78	
Totals								911.27	39,694,961	12,373,010				\$15.43	\$612,690,729	\$1,147,621,000	\$1,760,308,000			\$16.72	\$663,670,142	\$1,147,621,000	\$1,811,293,000	\$50,985,000	\$1.26	\$9,992,877	\$0.25	\$9,475,893.89	\$0.24	

Following is

**Revised Final Assessment Roll –  
Adopted 10/21/13  
as an attachment  
to Ordinance 2412**

---

City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
1	City of Seattle	000320-0021	500 Tukwila Parkway	PO BOX 34018	69,120	1.59	Yes	69,120	0	N/A	TUC	H&BU	\$2.00	\$138,240	\$0	\$138,000	TUC	H&BU	\$2.00	\$138,240	\$0	\$138,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
2	City of Tukwila	000320-0022	510 Tukwila Parkway	SOUTHCENTER BLVD	44,874	1.03	Yes	44,874	0	N/A	TUC	H&BU	\$2.00	\$89,748	\$0	\$90,000	TUC	H&BU	\$2.00	\$89,748	\$0	\$90,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
3	Westfield Corporation Inc	920247-0110	Southcenter Parkway	PO BOX 130940	124,739	2.86	No	124,739	9,930	1975	TUC	H&BU	\$35.00	\$4,365,865	\$0	\$4,366,000	TUC-RC	H&BU	\$39.00	\$4,864,821	\$0	\$4,865,000	\$499,000	\$92,742	\$0.74	\$96,921.36	\$0.78	
4	Westfield Corporation Inc	920247-0120	Southcenter Parkway	PO BOX 130940	184,336	4.23	No	184,336	0	N/A	TUC	H&BU	\$35.00	\$6,451,760	\$0	\$6,452,000	TUC-RC	H&BU	\$39.00	\$7,189,104	\$0	\$7,189,000	\$737,000	\$156,976	\$0.74	\$143,148.38	\$0.78	
5	Westfield Corporation Inc	920247-0020	No site address	PO BOX 130940	16,676	0.38	No	16,676	0	N/A	TUC	H&BU	\$35.00	\$583,660	\$0	\$584,000	TUC-RC	H&BU	\$39.00	\$650,364	\$0	\$650,000	\$66,000	\$12,267	\$0.74	\$12,819.26	\$0.77	
6	Westfield Corporation Inc	359700-0245	Southcenter Parkway	PO BOX 130940	499,863	11.48	No	499,863	0	N/A	TUC	H&BU	\$35.00	\$17,495,205	\$0	\$17,495,000	TUC-RC	H&BU	\$39.00	\$19,494,657	\$0	\$19,495,000	\$2,000,000	\$371,713	\$0.74	\$388,462.37	\$0.78	
7	Westfield Corporation Inc	920247-0090	No site address	PO BOX 130940	329,060	7.55	No	329,060	86,115	1969	TUC	H&BU	\$35.00	\$11,517,100	\$4,961,000	\$16,478,000	TUC-RC	H&BU	\$39.00	\$12,833,340	\$4,961,000	\$17,794,000	\$1,316,000	\$244,587	\$0.74	\$255,608.24	\$0.78	
8	Westfield Corporation Inc	920247-0010	No site address	PO BOX 130940	1,355,919	31.13	No	1,355,919	553,580	1969	TUC	H&BU	\$35.00	\$47,457,165	\$345,000,000	\$392,457,000	TUC-RC	H&BU	\$39.00	\$52,880,841	\$345,000,000	\$397,881,000	\$5,424,000	\$1,008,086	\$0.74	\$1,053,509.95	\$0.78	
9	Westfield Corporation Inc	920247-0130	310 Strander Blvd	PO BOX 130940	221,571	5.09	No	221,571	279,113	1969	TUC	H&BU	\$35.00	\$7,754,985	\$42,600,000	\$50,355,000	TUC-RC	H&BU	\$39.00	\$8,641,269	\$42,600,000	\$51,241,000	\$886,000	\$164,669	\$0.74	\$172,088.83	\$0.78	
10	Westfield Corporation Inc	920247-0150	Southcenter Parkway	PO BOX 130940	289,293	6.64	No	289,293	0	N/A	TUC	H&BU	\$35.00	\$10,125,255	\$0	\$10,125,000	TUC-RC	H&BU	\$39.00	\$11,282,427	\$0	\$11,282,000	\$1,157,000	\$215,036	\$0.74	\$224,725.48	\$0.78	
11	Westfield Corporation Inc	920247-0160	210 Strander Blvd	PO BOX 130940	234,764	5.39	No	234,764	10,000	2006	TUC	H&BU	\$35.00	\$8,216,740	\$0	\$8,217,000	TUC-RC	H&BU	\$39.00	\$9,155,796	\$0	\$9,156,000	\$939,000	\$174,519	\$0.74	\$182,383.08	\$0.78	
12	Westfield Corporation Inc	920247-0040	No site address	PO BOX 130940	71,610	1.64	No	71,610	7,405	1980	TUC	H&BU	\$35.00	\$2,506,350	\$305,000	\$2,811,000	TUC-RC	H&BU	\$39.00	\$2,792,790	\$305,000	\$3,098,000	\$287,000	\$53,341	\$0.74	\$55,744.35	\$0.78	
13	Westfield Corporation Inc	920247-0060	225 Andover Park W	PO BOX 130940	25,000	0.57	No	25,000	4,640	1960	TUC	H&BU	\$35.00	\$875,000	\$185,000	\$1,060,000	TUC-RC	H&BU	\$39.00	\$975,000	\$185,000	\$1,160,000	\$100,000	\$18,586	\$0.74	\$19,423.12	\$0.78	
14	Federated Dept Stores Inc	359700-0246	1/2 of Macy's	W 7TH ST	90,050	2.07	No	90,050	130,245	1968	TUC	H&BU	\$35.00	\$3,151,750	\$21,750,000	\$24,902,000	TUC-RC	H&BU	\$39.00	\$3,511,950	\$21,750,000	\$25,262,000	\$360,000	\$66,908	\$0.74	\$69,923.23	\$0.78	
15	Federated Dept Stores Inc	262304-0086	1/2 of Macy's	W 7TH ST	38,923	0.89	No	38,923	130,245	1968	TUC	H&BU	\$35.00	\$1,362,305	\$21,750,000	\$23,112,000	TUC-RC	H&BU	\$39.00	\$1,517,997	\$21,750,000	\$23,268,000	\$156,000	\$28,994	\$0.74	\$30,300.06	\$0.78	
16	Westfield Corporation Inc	920247-0100	225 Tukwila Parkway	PO BOX 130940	129,922	2.98	No	129,922	12,997	1969	TUC	H&BU	\$35.00	\$4,547,270	\$2,200,000	\$6,747,000	TUC-RC	H&BU	\$39.00	\$5,066,958	\$2,200,000	\$7,267,000	\$520,000	\$96,645	\$0.74	\$101,000.22	\$0.78	
17	Bein Holdings LTD	022300-0010	301 Tukwila Parkway	BOTHELL WAY NE	141,136	3.24	No	141,136	43,932	1962-2011	TUC	H&BU	\$25.00	\$3,528,400	\$7,720,000	\$11,248,000	TUC-RC	H&BU	\$27.50	\$3,881,240	\$7,720,000	\$11,601,000	\$353,000	\$65,607	\$0.46	\$68,563.61	\$0.49	
18	Open Frame LLC	022300-0020	100 Andover Park W	PO BOX 88198	145,200	3.33	No	145,200	60,896	1963	TUC	H&BU	\$25.00	\$3,630,000	\$11,300,000	\$14,930,000	TUC-RC	H&BU	\$27.50	\$3,993,000	\$11,300,000	\$15,293,000	\$363,000	\$67,466	\$0.46	\$70,505.92	\$0.49	
19	Open Frame LLC	022310-0020	No site address	PO BOX 88198	51,363	1.18	No	51,363	0	N/A	TUC	H&BU	\$25.00	\$1,284,075	\$0	\$1,284,000	TUC-RC	H&BU	\$27.50	\$1,412,483	\$0	\$1,412,000	\$128,000	\$23,790	\$0.46	\$24,861.59	\$0.48	
20	Open Frame LLC	022310-0010	350 Baker Blvd	PO BOX 88198	149,547	3.43	No	149,547	36,622	2008	TUC	H&BU	\$25.00	\$3,738,075	\$6,850,000	\$10,589,000	TUC-RC	H&BU	\$27.50	\$4,112,543	\$6,850,000	\$10,963,000	\$374,000	\$69,510	\$0.46	\$72,642.46	\$0.49	
21	Lowe's HW INC	022300-0030	401 Tukwila Parkway	ANDOVER PARK E #200	397,053	9.12	No	397,053	181,343	1961	TUC	H&BU	\$24.00	\$9,529,272	\$7,500,000	\$17,029,000	TUC-TOD	H&BU	\$26.00	\$10,323,378	\$7,500,000	\$17,823,000	\$794,000	\$147,570	\$0.37	\$154,219.56	\$0.39	
22	Westfield Corporation Inc	920247-0080	No site address	PO BOX 130940	92,524	2.12	No	92,524	255,534	1969	TUC	H&BU	\$35.00	\$3,238,340	\$42,000,000	\$45,238,000	TUC-RC	H&BU	\$39.00	\$3,608,436	\$42,000,000	\$45,608,000	\$370,000	\$68,767	\$0.74	\$71,865.54	\$0.78	
24	Westfield Corporation Inc	920247-0140	400 Southcenter Parkway	PO BOX 130940	75,240	1.73	No	75,240	174,630	1969	TUC	H&BU	\$35.00	\$2,633,400	\$30,500,000	\$33,133,000	TUC-RC	H&BU	\$39.00	\$2,934,360	\$30,500,000	\$33,434,000	\$301,000	\$55,943	\$0.74	\$58,463.59	\$0.78	
25	Westfield Corporation Inc	920247-0070	No site address	PO BOX 130940	44,894	1.03	No	44,894	11,850	1970	TUC	H&BU	\$35.00	\$1,571,290	\$1,041,000	\$2,612,000	TUC-RC	H&BU	\$39.00	\$1,750,866	\$1,041,000	\$2,792,000	\$180,000	\$33,454	\$0.75	\$34,961.61	\$0.78	
26	Rainbow Associates LTD	022310-0033	401 Evans Black Drive	148TH SE	34,800	0.80	No	34,800	18,786	1966	TUC	H&BU	\$18.00	\$626,400	\$750,000	\$1,376,000	TUC-TOD	H&BU	\$19.50	\$678,600	\$750,000	\$1,429,000	\$53,000	\$9,850	\$0.28	\$10,294.25	\$0.30	
27	Bank of America	022310-0036	406 Evans Black Drive	PO BOX 34029/LEEDE	40,202	0.92	No	40,202	16,040	1967	TUC	H&BU	\$18.00	\$723,636	\$755,000	\$1,479,000	TUC-TOD	H&BU	\$19.50	\$783,939	\$755,000	\$1,539,000	\$60,000	\$11,151	\$0.28	\$11,653.87	\$0.29	
28	McLaughlin & Buty LLP	022310-0035	131 Andover Park E	7430 E MERCER WY	39,375	0.90	No	39,375	8,464	1966	TUC	H&BU	\$20.00	\$787,500	\$540,000	\$1,328,000	TUC-TOD	H&BU	\$21.50	\$846,563	\$540,000	\$1,387,000	\$59,000	\$10,966	\$0.28	\$11,459.64	\$0.29	
29	US Bank Corporate Props	022310-0038	151 Andover Park E	E LAKE ST	32,537	0.75	No	32,537	4,560	1968	TUC	H&BU	\$22.00	\$715,814	\$315,000	\$1,031,000	TUC-TOD	H&BU	\$24.00	\$780,888	\$315,000	\$1,096,000	\$65,000	\$12,081	\$0.37	\$12,625.03	\$0.39	
30	ICG Realty, LLC	022310-0037	406 Baker Blvd	5TH AVE #2200	32,530	0.75	No	32,530	15,740	1967	TUC	H&BU	\$20.00	\$650,600	\$2,640,000	\$3,291,000	TUC-TOD	H&BU	\$22.00	\$715,660	\$2,640,000	\$3,356,000	\$65,000	\$12,081	\$0.37	\$12,625.03	\$0.39	
31	Davidson, Donald E	022310-0032	404 Baker Blvd	SUMMIT DR	14,820	0.34	No	14,820	0	N/A	TUC	H&BU	\$20.00	\$296,400	\$0	\$296,000	TUC-TOD	H&BU	\$22.25	\$292,745	\$0	\$293,000	\$34,000	\$6,319	\$0.43	\$6,603.86	\$0.45	
32	Davidson, Donald E	022310-0031	402 Baker Blvd	SUMMIT DR	32,680	0.75	No	32,680	14,825	1963	TUC	H&BU	\$20.00	\$653,600	\$400,000	\$1,054,000	TUC-TOD	H&BU	\$22.25	\$727,130	\$400,000	\$1,127,000	\$73,000	\$13,568	\$0.42	\$14,178.88	\$0.43	
33	Davidson, Donald E	022310-0034	404 Baker Blvd	SUMMIT DR	6,000	0.14	No	6,000	0	N/A	TUC	H&BU	\$20.00	\$120,000	\$0	\$120,000	TUC-TOD	H&BU	\$22.25	\$133,500	\$0	\$134,000	\$14,000	\$2,602	\$0.43	\$2,719.24	\$0.45	
34	OB File Property III LLC	022310-0075	400 Baker Blvd	PO BOX 726	212,237	4.87	No	212,237	81,756	1968	TUC	H&BU	\$25.00	\$5,305,925	\$2,875,000	\$8,181,000	TUC-RC	H&BU	\$27.50	\$5,836,518	\$2,875,000	\$8,712,000	\$531,000	\$98,690	\$0.46	\$103,136.76	\$0.49	
35	Pearl, Alvin S. and Carole R.	022310-0085	401 Baker Blvd	HUNTS POINT RD	49,757	1.14	No	49,757	17,406	1963	TUC	H&BU	\$20.00	\$995,140	\$375,000	\$1,370,000	TUC-TOD	H&BU	\$22.00	\$1,094,654	\$375,000	\$1,470,000	\$100,000	\$18,586	\$0.37	\$19,423.12	\$0.39	
36	Pearl, Alvin S. and Carole R.	022310-0087	405 Baker Blvd	HUNTS POINT RD	33,392	0.77	No	33,392	14,794	1965	TUC	H&BU	\$20.00	\$667,840	\$1,470,000	\$2,138,000	TUC-TOD	H&BU	\$22.00	\$734,624	\$1,470,000	\$2,205,000	\$67,000	\$12,452	\$0.37	\$13,013.49	\$0.39	
37	Baker Square LLC	022310-0080	415 Baker Blvd	N 200TH ST	52,134	1.20	No	52,134	11,626	1971	TUC	H&BU	\$21.00	\$1,094,814	\$1,135,000	\$2,230,000	TUC-TOD	H&BU	\$23.00	\$1,199,082	\$1,135,000	\$2,334,000	\$104,000	\$19,329	\$0.37	\$20,200.04	\$0.39	
38	South Center WA LLC	022310-0090	223 Andover Park E	PO BOX 42304	148,507																							

City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
42	Argus Group LTD	537920-0290	16425 Southcenter Parkway	108TH AVE NE #520	WA 98004	38,080	0.87	No	38,080	6,102	1978, 1982	TUC	\$30.00	\$1,142,400	\$550,000	\$1,692,000	TUC-CC	\$32.50	\$1,237,600	\$550,000	\$1,788,000	\$96,000	\$2.52	\$17,842	\$0.47	\$18,646.19	\$0.49	
43	McDonald's Corporation	537920-0282	16500 Southcenter Parkway	PO BOX 182571	OH 43218	57,950	1.33	No	57,950	4,312	1978	TUC	\$30.00	\$1,738,500	\$170,000	\$1,909,000	TUC-CC	\$32.50	\$1,883,375	\$170,000	\$2,053,000	\$144,000	\$2.48	\$26,763	\$0.46	\$27,969.29	\$0.48	
44	Sizzling Platter of Wash	537920-0300	16615 Southcenter Parkway	EAST 6400 S #200	UT 84107	47,940	1.10	No	47,940	4,945	1978	TUC	\$30.00	\$1,438,200	\$200,000	\$1,638,000	TUC-CC	\$32.50	\$1,558,050	\$200,000	\$1,758,000	\$120,000	\$2.50	\$22,303	\$0.47	\$23,307.74	\$0.49	
45	Legacy Partners I Tukwila	262304-9021	16400 Southcenter Parkway	E 3RD AVE #600	CA 94404	84,975	1.95	No	84,975	66,955	1979	TUC	\$35.00	\$2,974,125	\$9,185,000	\$12,159,000	TUC-RC	\$37.50	\$3,186,563	\$9,185,000	\$12,372,000	\$213,000	\$2.51	\$39,587	\$0.47	\$41,371.24	\$0.49	
46	Chevron Texaco	262304-9104	220 Strander Blvd	PO BOX 1392	CA 95302	30,000	0.69	No	30,000	2,044	1972	TUC	\$36.00	\$1,080,000	\$300,000	\$1,380,000	TUC-RC	\$38.50	\$1,155,000	\$300,000	\$1,455,000	\$75,000	\$2.50	\$13,939	\$0.46	\$14,567.34	\$0.49	
47	A 4 LLC	262304-9102	238 Strander Blvd	E LOUISA ST #230	WA 98102	40,000	0.92	No	40,000	11,100	1976	TUC	\$35.00	\$1,400,000	\$2,270,000	\$3,670,000	TUC-RC	\$37.50	\$1,500,000	\$2,270,000	\$3,770,000	\$100,000	\$2.50	\$18,586	\$0.46	\$19,423.12	\$0.49	
48	CHA Southcenter LLC	643730-0020	16500 Southcenter Parkway	SOUTHCENTER PKWY	TUKWILA	98188	291,927	No	291,927	196,679	1979	TUC	\$25.00	\$7,298,175	\$16,000,000	\$23,298,000	TUC-P	\$27.50	\$8,027,993	\$16,000,000	\$24,028,000	\$730,000	\$2.50	\$135,675	\$0.46	\$141,788.77	\$0.49	
49	CHA Southcenter LLC	643730-0010	16510 Southcenter Parkway	SOUTHCENTER PKWY	TUKWILA	98188	42,495	No	42,495	6,163	1997	TUC	\$27.00	\$1,147,365	\$580,000	\$1,727,000	TUC-P	\$29.50	\$1,253,603	\$580,000	\$1,834,000	\$107,000	\$2.52	\$19,887	\$0.47	\$20,782.74	\$0.49	
50	Target Corporation T 0627	262304-9005	301 Strander Blvd	PO BOX 9456	MINNEAPOLIS	55440	352,400	No	352,400	113,273	1990	TUC	\$22.00	\$7,752,800	\$4,950,000	\$12,703,000	TUC-P	\$24.50	\$8,633,800	\$4,950,000	\$13,584,000	\$881,000	\$2.50	\$163,740	\$0.46	\$171,117.67	\$0.49	
51	Regency Centers LP	262304-9064	321 Strander Blvd	PO BOX 790830	SAN ANTONIO	78279	260,410	No	260,410	59,695	1990	TUC	\$25.00	\$6,510,250	\$9,360,000	\$15,870,000	TUC-P	\$27.50	\$7,161,275	\$9,360,000	\$16,521,000	\$651,000	\$2.50	\$120,993	\$0.46	\$126,444.50	\$0.49	
52	Segale Properties LLC	262304-9001	505 Andover Park W	PO BOX 88028	TUKWILA	98138	384,563	No	384,563	122,315	1994	TUC	\$24.00	\$9,229,512	\$11,700,000	\$20,930,000	TUC-RC	\$26.25	\$10,094,779	\$11,700,000	\$21,795,000	\$865,000	\$2.25	\$160,766	\$0.42	\$168,009.98	\$0.44	
53	Medical Centers Co LLC	022320-0052	411 Strander Blvd	STRANDER BLVD STE 107	TUKWILA	98188	73,834	No	73,834	33,780	1973	TUC	\$18.00	\$988,110	\$3,800,000	\$5,129,000	TUC-TOD	\$19.50	\$1,439,763	\$3,800,000	\$5,240,000	\$111,000	\$1.50	\$20,630	\$0.28	\$21,559.66	\$0.29	
54	M & M Management LLC	022320-0051	331 Andover Park E	SE 8TH ST	SAMMAMISH	98074	22,068	No	22,068	7,220	1968	TUC	\$20.00	\$441,360	\$734,000	\$1,175,000	TUC-TOD	\$21.50	\$474,462	\$734,000	\$1,208,000	\$33,000	\$1.50	\$6,133	\$0.28	\$6,409.63	\$0.29	
57	Union Pacific Railroad	262304-9112	Various railroad rights-of-way	DODGE ST #325	OMAHA	68179	133,191	Yes	133,191	0	N/A	TUC	\$5.00	\$665,955	\$0	\$666,000	TUC-TOD	\$5.00	\$665,955	\$0	\$666,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	
58	Wells Fargo Bank	022340-0046	343 Andover Park E	PO BOX 2069	CARLSBAD	92018	54,895	No	54,895	5,793	1972	TUC	\$18.00	\$988,110	\$770,000	\$1,188,000	TUC-TOD	\$19.00	\$1,043,005	\$770,000	\$1,243,000	\$55,000	\$1.00	\$10,222	\$0.19	\$10,682.72	\$0.19	
59	Pankraz Holdings LLC	022340-0047	No site address	PO BOX 38388	TUKWILA	98188	20,837	No	20,837	0	N/A	TUC	\$15.00	\$312,555	\$1,940,000	\$2,960,000	TUC-W	\$16.00	\$333,392	\$1,940,000	\$3,028,000	\$68,000	\$1.00	\$12,638	\$0.19	\$13,207.72	\$0.19	
60	Pankraz Forest Industries Inc	022340-0045	350 Tresk Drive	PO BOX 38388	TUKWILA	98188	53,904	No	53,904	25,386	1975	TUC	\$15.00	\$808,560	\$1,100,000	\$1,909,000	TUC-TOD	\$16.00	\$862,464	\$1,100,000	\$1,962,000	\$53,000	\$0.98	\$9,850	\$0.18	\$10,294.25	\$0.19	
61	SRO Properties Inc	022340-0040	401 Andover Park E	4TH AVE #1315	SEATTLE	98101	49,972	No	49,972	16,828	1969	TUC	\$18.00	\$899,496	\$770,000	\$1,669,000	TUC-W	\$19.00	\$949,468	\$770,000	\$1,719,000	\$50,000	\$1.00	\$9,293	\$0.19	\$9,711.56	\$0.19	
62	Jenkins Properties Inc	022340-0042	355 Tresk Drive	PO BOX 53290	BELLEVUE	98015	68,027	No	68,027	36,796	1969	TUC	\$15.00	\$1,020,405	\$1,940,000	\$2,960,000	TUC-W	\$16.00	\$1,088,432	\$1,940,000	\$3,028,000	\$68,000	\$1.00	\$12,638	\$0.19	\$13,207.72	\$0.19	
63	Hospitality Investments	262304-9006	400 Andover Park W	CEDAR SPRINGS RD #850	DALLAS	75201	196,226	No	196,226	82,410	1988	TUC	\$21.00	\$4,120,746	\$9,100,000	\$13,221,000	TUC-P	\$22.75	\$4,464,142	\$9,100,000	\$13,564,000	\$343,000	\$1.75	\$63,749	\$0.32	\$66,621.30	\$0.34	
64	Gibson Properties LLC	022340-0050	401 Andover Park E	PO BOX 88909	SEATTLE	98138	174,104	No	174,104	120,427	1969	TUC	\$15.00	\$2,611,560	\$7,100,000	\$9,712,000	TUC-W	\$16.00	\$2,785,664	\$7,100,000	\$9,886,000	\$174,000	\$1.00	\$32,339	\$0.19	\$33,796.23	\$0.19	
65	City of Tukwila	262304-9062	Tukwila Pond/Park	SOUTHCENTER BLVD	TUKWILA	98188	1,078,981	Yes	1,078,981	0	N/A	TUC	\$1.75	\$1,888,217	\$0	\$1,888,000	TUC-P	\$1.75	\$1,888,217	\$0	\$1,888,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	
66	Parkway Square	262304-9128	16700 Southcenter Parkway	PO BOX 5003	BELLEVUE	98009	136,216	No	136,216	50,607	1980	TUC	\$25.00	\$3,405,400	\$2,345,000	\$5,750,000	TUC-P	\$27.00	\$3,677,832	\$2,345,000	\$6,023,000	\$273,000	\$2.00	\$50,739	\$0.37	\$53,025.11	\$0.39	
67	Parkway Square	262304-9137	16600 Southcenter Parkway	PO BOX 5003	BELLEVUE	98009	29,507	No	29,507	9,185	1980	TUC	\$27.00	\$796,689	\$1,615,000	\$2,412,000	TUC-P	\$29.00	\$855,703	\$1,615,000	\$2,471,000	\$59,000	\$2.00	\$10,966	\$0.37	\$11,459.64	\$0.39	
68	Parkway Square	262304-9129	16800 Southcenter Parkway	PO BOX 5003	BELLEVUE	98009	144,347	No	144,347	37,003	1980	TUC	\$25.00	\$3,608,675	\$5,890,000	\$9,499,000	TUC-P	\$27.00	\$3,897,369	\$5,890,000	\$9,787,000	\$288,000	\$2.00	\$53,527	\$0.37	\$55,938.58	\$0.39	
69	Sharbo Holdings LLC	537920-0310	16705 Southcenter Parkway	PO BOX 88668	TUKWILA	98138	36,480	No	36,480	23,422	1978	TUC	\$30.00	\$1,094,400	\$1,785,000	\$2,879,000	TUC-CC	\$32.00	\$1,167,360	\$1,785,000	\$2,952,000	\$73,000	\$2.00	\$13,568	\$0.37	\$14,178.88	\$0.39	
70	Puget Sound Energy/Elec	537920-0315	16715 Southcenter Parkway	PO BOX 90868	BELLEVUE	98009	72,745	Yes	72,745	0	N/A	TUC	\$11.00	\$800,195	\$0	\$800,000	TUC-CC	\$11.00	\$800,195	\$0	\$800,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	
71	Matsumi LLC % Robert Schofi	262304-9068	16813 Southcenter Parkway	HUNTS POINT DR	BELLEVUE	98004	87,991	No	87,991	28,007	1990	TUC	\$28.00	\$2,463,748	\$3,715,000	\$6,179,000	TUC-CC	\$30.00	\$2,639,730	\$3,715,000	\$6,355,000	\$176,000	\$2.00	\$32,711	\$0.37	\$34,184.69	\$0.39	
72	Schofield LLC	262304-9011	16901 Southcenter Parkway	MAIN STREET STE 1500	KANSAS CITY	64105	66,646	No	66,646	24,225	1989	TUC	\$28.00	\$1,866,088	\$3,475,000	\$5,341,000	TUC-CC	\$30.00	\$1,999,380	\$3,475,000	\$5,474,000	\$133,000	\$2.00	\$24,719	\$0.37	\$25,832.75	\$0.39	
73	Federated Dept Stores Inc	262304-9077	17000 Southcenter Parkway	W 7TH ST	CINCINNATI	OH 45202	40,543	No	40,543	527,118	1968	TUC	\$19.00	\$7,705,317	\$4,360,000	\$12,065,000	TUC-P	\$21.00	\$8,516,403	\$4,360,000	\$12,876,000	\$811,000	\$2.00	\$150,730	\$0.37	\$157,521.49	\$0.39	
74	Federated Dept Stores Inc	262304-9076	17000 Southcenter Parkway	W 7TH ST	CINCINNATI	OH 45202	44,518	No	44,518	0	N/A	TUC	\$18.00	\$801,3294	\$0	\$8,013,000	TUC-P	\$20.00	\$8,903,660	\$0	\$8,904,000	\$891,000	\$2.00	\$165,598	\$0.37	\$173,059.99	\$0.39	
75	Kohl's Property Tax Department	788892-0010	17200 Southcenter Parkway	PO BOX 2148	MILWAUKEE	WI 93201	258,482	No	258,482	97,961	2007	TUC	\$19.00	\$4,911,158	\$13,970,000	\$18,881,000	TUC-CC	\$21.26	\$5,495,327	\$13,970,000	\$19,465,000	\$584,000	\$2.26	\$108,540	\$0.42	\$113,431.01	\$0.44	
76	Wig Properties LLC-SS	788892-0020	17200 Southcenter Parkway	134TH PL SE	BELLEVUE	98006	516,516	No	516,516	140,845	2007	TUC	\$20.00	\$10,330,320	\$33,440,000	\$43,770,000	TUC-CC	\$22.25	\$11,492,481	\$33,440,000	\$44,932,000	\$1,620,000	\$2.25	\$215,965	\$0.42	\$225,696.64	\$0.44	
78	KTM Group LLC	262304-9071	17047 Southcenter Parkway	HIGH SCHOOL RD NE	BAINBRIDGE ISLAND	98110	161,607	Yes	161,607	44,680	1982	TUC	\$18.50	\$2,989,730	\$3,135,000	\$6,125,000	TUC-CC	\$19.85	\$3,207,899	\$3,135,000	\$6,343,000	\$218,000	\$1.35	\$40,517	\$0.25	\$42,342.40	\$0.26	
79	KTM Group LLC	262304-9070	17047 Southcenter Parkway	HIGH SCHOOL RD NE	BAINBRIDGE ISLAND	98110	117,176	Yes	117,176	0	N/A	TUC	\$16.50	\$1,933,404	\$0	\$1,933,000	TUC-CC	\$17.70	\$2,074,015	\$0	\$2,074,000	\$141,000	\$1.20	\$26,206	\$0.22	\$27,386.60	\$0.23	
80	Southcenter Corp. Square	262304-9144	No site address	CALIFORNIA ST	SAN FRANCISCO	94111	315,456	No	315,456	125,263	1978, 1979	TUC	\$15.00	\$4														



City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Tax Parcel Number	Site Address	Ownership	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
85	022304-0060	455 Andover Park E	Gibson Properties LLC	PO BOX 88909	152,247	3.52	No	133,247	83,800	1973	TUC	TUC	\$15.00	\$2,298,705	\$2,030,000	\$4,329,000	TUC-W		\$16.00	\$2,451,952	\$2,030,000	\$4,482,000	\$153,000	\$1.00	\$28,436	\$0.19	\$29,717.37	\$0.19
86	262304-9094	495 Andover Park E	Highland Park Properties LLC	ANDOVER PARK BLVD E	255,413	5.86	No	255,413	155,920	1974	TUC	TUC	\$15.00	\$3,831,195	\$5,020,000	\$8,851,000	TUC-W		\$16.00	\$4,086,608	\$5,020,000	\$9,107,000	\$256,000	\$1.00	\$47,579	\$0.19	\$49,723.18	\$0.19
87	262304-9115	745 Andover Park E	Red Dot Corporation	ANDOVER PARK E	207,477	4.76	No	207,477	113,980	1974	TUC	TUC	\$16.00	\$3,319,632	\$4,530,000	\$7,850,000	TUC-W		\$17.00	\$3,527,109	\$4,530,000	\$8,057,000	\$207,000	\$1.00	\$38,472	\$0.19	\$40,205.86	\$0.19
88	262304-9123	600 Andover Park W	King County Housing Authority (a)	ANDOVER PARK W	54,000	1.24	No	54,000	19,280	1980	TUC	TUC	\$15.00	\$810,000	\$1,590,000	\$2,400,000	TUC-W		\$16.50	\$891,000	\$1,590,000	\$2,481,000	\$81,000	\$1.50	\$15,054	\$0.28	\$15,732.73	\$0.29
89	262304-9124	760 Andover Park W	King County Housing Authority (a)	ANDOVER PARK W	114,610	2.63	No	114,610	36,280	1978	TUC	TUC	\$17.00	\$1,948,370	\$1,755,000	\$3,703,000	TUC-W		\$18.50	\$2,120,285	\$1,755,000	\$3,875,000	\$172,000	\$1.50	\$31,967	\$0.28	\$33,407.76	\$0.29
90	262304-9019	1001 Andover Park E	M3 Properties LLC	S RENTON VILLAGE PL #100	313,482	7.20	No	313,482	130,800	1975-1990	TUC	TUC	\$15.00	\$4,702,230	\$5,000,000	\$9,702,000	TUC-W		\$16.00	\$5,015,712	\$5,000,000	\$10,016,000	\$314,000	\$1.00	\$58,359	\$0.19	\$60,988.59	\$0.19
91	262304-9118	1000 Andover Park W	Andover West LLC % Powell, D	PO BOX 97070	231,370	5.31	No	231,370	126,336	1976	TUC	TUC	\$16.00	\$3,701,920	\$4,250,000	\$7,952,000	TUC-W		\$17.50	\$4,048,975	\$4,250,000	\$8,299,000	\$347,000	\$1.50	\$64,492	\$0.28	\$39,333.00	\$0.17
92	262304-9106	1071 Andover Park E	ProdLogis LTF (Andover), LLC	72ND AVES #210	210,960	4.84	No	210,960	93,240	1978	TUC	TUC	\$15.00	\$3,164,400	\$2,675,000	\$5,839,000	TUC-W		\$15.50	\$3,269,880	\$2,675,000	\$5,945,000	\$106,000	\$0.50	\$19,701	\$0.09	\$20,588.51	\$0.10
93	352304-9053	1100 Andover Park W	Lincoln Center Holdings	130TH AVE NE STE B-103	244,816	5.62	No	244,816	134,500	1974	TUC	TUC	\$15.00	\$3,672,240	\$4,590,000	\$8,262,000	TUC-W		\$15.50	\$3,794,648	\$4,590,000	\$8,385,000	\$123,000	\$0.50	\$22,860	\$0.09	\$23,890.44	\$0.10
94	883650-0020	1015 Andover Park W	Hayeks Properties LLC	ANDOVER PARK W	53,885	1.24	No	53,885	5,245	1978	TUC	TUC	\$17.00	\$916,045	\$1,850,000	\$1,101,000	TUC-W		\$18.50	\$996,873	\$1,850,000	\$1,182,000	\$81,000	\$1.50	\$15,054	\$0.28	\$15,732.73	\$0.29
95	883650-0010	1035 Andover Park W	IPTN North America Inc's	ANDOVER PARK W	61,340	1.41	No	61,340	18,845	1979	TUC	TUC	\$16.00	\$981,440	\$1,250,000	\$2,231,000	TUC-W		\$17.00	\$1,042,780	\$1,250,000	\$2,293,000	\$62,000	\$1.01	\$11,523	\$0.19	\$12,042.33	\$0.20
96	262304-9122	1051 Andover Park W	MVI Tukwila 1 LLC	WEBSTER POINT RD NE	76,221	1.75	No	76,221	29,620	1978	TUC	TUC	\$16.00	\$1,219,536	\$1,200,000	\$2,420,000	TUC-W		\$17.00	\$1,295,757	\$1,200,000	\$2,496,000	\$76,000	\$1.00	\$14,125	\$0.19	\$14,761.57	\$0.19
97	262304-9121	1071 Andover Park W	MVI Tukwila 2 LLC	WEBSTER POINT RD NE	125,000	2.87	No	125,000	38,679	1978	TUC	TUC	\$15.00	\$1,875,000	\$870,000	\$2,745,000	TUC-W		\$15.50	\$1,937,500	\$870,000	\$2,808,000	\$63,000	\$0.50	\$11,709	\$0.09	\$12,236.56	\$0.10
98	883650-0110	1101 Andover Park W	G-Fore Associates LLC	MONT BLANC PL NW	45,641	1.05	No	45,641	12,207	1986	TUC	TUC	\$16.00	\$730,256	\$950,000	\$1,680,000	TUC-W		\$16.50	\$753,077	\$950,000	\$1,703,000	\$23,000	\$0.50	\$4,275	\$0.09	\$4,467.32	\$0.10
99	883650-0030	300 Upland Drive	Tukwila Hotel Ownership, LLC	77TH AVE SE #206	119,157	2.74	No	119,157	4,940	N/A	TUC	TUC	\$15.50	\$1,846,934	\$0	\$1,847,000	TUC-W		\$17.50	\$2,085,248	\$0	\$2,085,000	\$238,000	\$2.00	\$44,234	\$0.37	\$46,227.02	\$0.39
100	883650-0070	365 Upland Drive	Triple H Development	SPRAGUE ST	105,162	2.41	No	105,162	55,005	1978	TUC	TUC	\$15.00	\$1,577,450	\$2,740,000	\$4,317,000	TUC-W		\$15.50	\$1,630,011	\$2,740,000	\$4,370,000	\$53,000	\$0.50	\$9,850	\$0.09	\$10,294.25	\$0.10
101	883650-0100	360 Midland Drive	AMB Property Corp.	STATE ST STE 1200 C/O RE TAX	144,473	3.32	No	144,473	75,524	1985	TUC	TUC	\$15.00	\$2,167,095	\$3,300,000	\$5,467,000	TUC-W		\$15.50	\$2,239,332	\$3,300,000	\$5,539,000	\$72,000	\$0.50	\$13,382	\$0.09	\$13,984.65	\$0.10
102.01	883510-0010	340 Upland Drive Unit A	Weymiller S A Trust	10409 SUNRISE BEACH DR NW	14,839	0.34	No	14,839	4,940	1978	TUC	TUC	\$12.00	\$178,068	\$330,000	\$508,000	TUC-W		\$13.00	\$192,907	\$330,000	\$523,000	\$15,000	\$1.01	\$2,788	\$0.19	\$2,913.47	\$0.20
102.02	883510-0020	340 Upland Drive Unit B	D G I LLC	UPLAND DR	14,414	0.33	No	14,414	4,940	1978	TUC	TUC	\$12.00	\$172,968	\$330,000	\$503,000	TUC-W		\$13.00	\$187,382	\$330,000	\$517,000	\$14,000	\$0.97	\$2,602	\$0.18	\$2,719.24	\$0.19
102.03	883510-0030	340 Upland Drive Unit C	C/F Properties LLC	UPLAND DR	14,414	0.33	No	14,414	4,940	1978	TUC	TUC	\$12.00	\$172,968	\$330,000	\$503,000	TUC-W		\$13.00	\$187,382	\$330,000	\$517,000	\$14,000	\$0.97	\$2,602	\$0.18	\$2,719.24	\$0.19
102.04	883510-0040	340 Upland Drive Unit D	Land Family Coml Props LLC	209TH AVE NE	16,432	0.38	No	16,432	5,500	1978	TUC	TUC	\$12.00	\$197,184	\$390,000	\$587,000	TUC-W		\$13.00	\$213,616	\$390,000	\$604,000	\$17,000	\$1.03	\$3,160	\$0.19	\$3,301.93	\$0.20
102.05	883510-0050	340 Upland Drive Unit E	Land Family Coml Props LLC	209TH AVE NE	16,432	0.38	No	16,432	5,760	1978	TUC	TUC	\$12.00	\$197,184	\$420,000	\$617,000	TUC-W		\$13.00	\$213,616	\$420,000	\$634,000	\$17,000	\$1.03	\$3,160	\$0.19	\$3,301.93	\$0.20
102.06	883510-0060	340 Upland Drive Unit F	Friesen Clarence W/Doris E	SE 57TH ST	18,398	0.42	No	18,398	6,130	1978	TUC	TUC	\$12.00	\$220,776	\$460,000	\$681,000	TUC-W		\$13.00	\$239,174	\$460,000	\$699,000	\$18,000	\$0.98	\$3,345	\$0.18	\$3,496.16	\$0.19
102.07	883510-0070	340 Upland Drive Unit G	Carroll Joseph J/Gayle M	UPLAND DR	17,872	0.41	No	17,872	6,140	1978	TUC	TUC	\$12.00	\$214,464	\$460,000	\$674,000	TUC-W		\$13.00	\$232,336	\$460,000	\$692,000	\$18,000	\$1.01	\$3,345	\$0.19	\$3,496.16	\$0.20
102.08	883510-0080	340 Upland Drive Unit H	Carroll Joseph J	UPLAND DR	14,414	0.33	No	14,414	4,940	1978	TUC	TUC	\$12.00	\$172,968	\$330,000	\$503,000	TUC-W		\$13.00	\$187,382	\$330,000	\$517,000	\$14,000	\$0.97	\$2,602	\$0.18	\$2,719.24	\$0.19
102.09	883510-0090	340 Upland Drive Unit I	RRW Enterprises LLC	PO BOX 1201	14,414	0.33	No	14,414	4,940	1978	TUC	TUC	\$12.00	\$172,968	\$330,000	\$503,000	TUC-W		\$13.00	\$187,382	\$330,000	\$517,000	\$14,000	\$0.97	\$2,602	\$0.18	\$2,719.24	\$0.19
102.10	883510-0100	340 Upland Drive Unit J	Friesen Clarence W/Doris E	SE 57TH ST	14,601	0.34	No	14,601	4,800	1978	TUC	TUC	\$12.00	\$175,212	\$310,000	\$485,000	TUC-W		\$13.00	\$189,813	\$310,000	\$500,000	\$15,000	\$1.03	\$2,788	\$0.19	\$2,913.47	\$0.20
102.11	883510-0110	340 Upland Drive Unit K	Kir Tukwila 050 LLC/KIMCO	NEW HYDE PARK RD	36,628	0.84	No	36,628	9,999	1978	TUC	TUC	\$12.00	\$439,556	\$750,000	\$1,190,000	TUC-W		\$13.00	\$476,164	\$750,000	\$1,226,000	\$56,000	\$0.98	\$6,691	\$0.18	\$6,992.32	\$0.19
103	883650-0050	305 Upland Drive	AMB Property Corp.	STATE ST STE 1200 C/O RE TAX	144,693	3.32	No	144,693	68,404	1979	TUC	TUC	\$14.00	\$2,025,702	\$1,600,000	\$3,626,000	TUC-W		\$14.50	\$2,098,049	\$1,600,000	\$3,698,000	\$72,000	\$0.50	\$13,382	\$0.09	\$13,984.65	\$0.10
104	883650-0060	335 Upland Drive	AMB Property Corp.	STATE ST STE 1200 C/O RE TAX	145,224	3.33	No	145,224	66,555	1979	TUC	TUC	\$14.50	\$2,105,748	\$1,500,000	\$3,606,000	TUC-W		\$15.00	\$2,178,360	\$1,500,000	\$3,678,000	\$72,000	\$0.50	\$13,382	\$0.09	\$13,984.65	\$0.10
105	262304-9079	No site address	Kir Tukwila 050 LLC/KIMCO	NEW HYDE PARK RD	314,915	7.23	No	314,915	0	N/A	TUC	TUC	\$12.00	\$3,778,980	\$0	\$3,779,000	TUC-CC		\$14.00	\$4,408,810	\$0	\$4,409,000	\$630,000	\$2.00	\$117,090	\$0.37	\$122,365.65	\$0.39
106	262304-9110	301 Minkler Blvd	Kir Tukwila 050 LLC/KIMCO	NEW HYDE PARK RD STE 101	714,621	16.41	No	714,621	297,864	1972-1999	TUC	TUC	\$19.00	\$13,577,799	\$35,000,000	\$48,578,000	TUC-CC		\$21.00	\$15,007,041	\$35,000,000	\$50,007,000	\$1,429,000	\$2.00	\$265,589	\$0.37	\$277,556.36	\$0.39
107	262304-9069	17151 Southcenter Parkway	KTM Group LLC	HIGH SCHOOL RD NE	62,265	1.43	Yes	62,265	0	N/A	TUC	TUC	\$12.85	\$800,105	\$0	\$800,000	TUC-CC		\$13.75	\$856,144	\$0	\$856,000	\$56,000	\$0.90	\$10,408	\$0.17	\$10,876.95	\$0.17
108	812520-0360	Vacant land - Plat of Sunrise View (unrec.)	Chen Ting-Wei	BEACON AVE S	7,717	0.18	Yes	7,717	0	N/A	LDR	LDR	\$1.50	\$11,576	\$0	\$12,000	LDR		\$1.50	\$11,576	\$0	\$12,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
109	812520-0390	Vacant land - Plat of Sunrise View (unrec.)	Meck Catherine A	183RD AVE SW	7,600	0.17	Yes	7,600	0	N/A	LDR	LDR	\$1.50	\$11,400	\$0	\$11,000	LDR		\$1.50	\$11,400	\$0	\$11,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
110	812520-0400	Vacant land - Plat of Sunrise View (unrec.)	Meck Catherine A	183RD AVE SW	10,200	0.23	Yes	10,200	0	N/A	LDR	LDR	\$1.50															

City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
115	Eban Allen Home Interiors	262304-9066	17333 Southcenter Parkway	72ND AVES	45,100	1.04	No	45,100	19,992	1977	TUC	H&BU	\$30.00	\$1,353,000	\$2,700,000	\$3,963,000	TUC-CC	H&BU	\$30.00	\$1,353,000	\$2,700,000	\$4,053,000	\$90,000	\$2.00	\$16,727	\$0.37	\$17,480.81	\$0.39
116	Winners 3 LLC	262304-9120	17401 Southcenter Parkway	E LOUISA #230	47,043	1.08	No	47,043	18,757	2006	TUC	H&BU	\$30.25	\$1,423,051	\$3,225,000	\$4,542,000	TUC-CC	H&BU	\$30.25	\$1,423,051	\$3,225,000	\$4,648,000	\$106,000	\$2.25	\$19,701	\$0.42	\$20,588.51	\$0.44
117	CLPF-Tukwila LP	262304-9067	17405 Southcenter Parkway	NE 4TH ST #300	515,988	11.85	No	515,988	153,910	1996	TUC	H&BU	\$25.00	\$12,899,700	\$23,300,000	\$35,168,000	TUC-CC	H&BU	\$25.00	\$12,899,700	\$23,300,000	\$36,200,000	\$1,032,000	\$2.00	\$191,804	\$0.37	\$200,446.58	\$0.39
118	CLPF-Tukwila LP	262304-9136	17555 Southcenter Parkway	NE 4TH ST #300	186,875	4.29	Yes	186,875	0	N/A	LDR	LDR	\$0.85	\$188,844	\$0	\$159,000	LDR	LDR	\$1.00	\$187,000	\$0	\$187,000	\$28,000	\$0.15	\$5,204	\$0.03	\$5,438.47	\$0.03
119	Castello Land Co Inc	262304-9096	Vacant land between Southcenter Parkway & L5	PO BOX 1096	43,560	1.50	Yes	43,560	0	N/A	LDR	LDR	\$1.50	\$65,340	\$0	\$65,000	LDR-TSO	LDR-TSO	\$1.50	\$65,340	\$0	\$65,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
120	Segale Properties LLC	262304-9065	17557 Southcenter Parkway	PO BOX 88028	23,087	0.53	Yes	23,087	0	N/A	LDR	LDR	\$1.50	\$34,631	\$0	\$35,000	LDR-TSO	LDR-TSO	\$1.50	\$35,000	\$0	\$35,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
121	Segale Properties LLC	352304-9025	5331 S 178th Street	PO BOX 88028	297,902	6.84	Yes	297,902	0	N/A	LDR	LDR	\$2.45	\$729,860	\$0	\$730,000	LDR-TSO	LDR-TSO	\$2.85	\$849,021	\$0	\$849,000	\$119,000	\$0.40	\$22,117	\$0.07	\$13,156.52	\$0.04
122	Segale Properties LLC	352304-9009	5380 S 178th Street	PO BOX 88028	121,400	2.79	Yes	121,400	0	N/A	TUC	H&BU	\$1.80	\$218,520	\$0	\$219,000	LDR-TSO	LDR-TSO	\$2.10	\$254,940	\$0	\$255,000	\$36,000	\$0.30	\$6,691	\$0.06	\$2,547.27	\$0.02
123	City of Tukwila	352304-9038	18000 Southcenter Parkway	PO BOX 88028	255,209	5.86	Yes	255,209	0	N/A	MUO	MUO	\$7.40	\$1,888,547	\$0	\$1,889,000	MUO-TSO	MUO-TSO	\$8.10	\$2,067,193	\$0	\$2,067,000	\$178,000	\$0.70	\$33,082	\$0.13	\$34,573.15	\$0.14
124	Segale Properties LLC	352304-9027	S 178th Street	PO BOX 88028	6,944	0.16	Yes	6,944	0	N/A	LDR	LDR	\$1.00	\$6,944	\$0	\$7,000	LDR-TSO	LDR-TSO	\$1.00	\$6,944	\$0	\$7,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
125	Ramos Properties LLC	262304-9134	17555 Southcenter Parkway	SW 158TH ST	42,981	0.99	No	42,981	8,782	1980	TUC	H&BU	\$23.00	\$988,563	\$930,000	\$1,919,000	TUC-CC	H&BU	\$25.00	\$1,074,525	\$930,000	\$2,005,000	\$86,000	\$2.00	\$15,984	\$0.37	\$16,703.88	\$0.39
126	Levitz Tukwila LLC	352304-9087	17601 Southcenter Parkway	MAMARONECK AVE STE 260	361,112	8.29	No	361,112	155,280	1970	TUC	H&BU	\$18.00	\$6,500,016	\$1,425,000	\$7,925,000	TUC-CC	H&BU	\$20.00	\$7,222,240	\$1,425,000	\$8,647,000	\$722,000	\$2.00	\$134,188	\$0.37	\$140,234.92	\$0.39
127	Levitz Tukwila LLC	352304-9088	17601 Southcenter Parkway	MAMARONECK AVE STE 260	72,615	1.67	No	72,615	0	see 126	TUC	H&BU	\$18.00	\$1,307,070	\$0	\$1,307,000	TUC-CC	H&BU	\$20.00	\$1,452,300	\$0	\$1,452,000	\$145,000	\$2.00	\$26,694	\$0.37	\$28,163.52	\$0.39
128	Andover Property Management	352304-9107	17855 Southcenter Parkway	BAKER BLVD #200	64,200	1.47	No	64,200	34,714	1978	TUC	H&BU	\$18.00	\$1,155,600	\$2,900,000	\$4,056,000	TUC-CC	H&BU	\$20.00	\$1,284,000	\$2,900,000	\$4,184,000	\$128,000	\$1.99	\$23,790	\$0.37	\$24,861.59	\$0.39
129	City of Tukwila	352304-9008	17800 Southcenter Parkway	PO BOX 88028	17,900	0.41	No	17,900	0	N/A	MUO	MUO	\$11.00	\$196,900	\$0	\$197,000	MUO-TSO	MUO-TSO	\$12.00	\$214,800	\$0	\$215,000	\$18,000	\$1.01	\$3,345	\$0.19	\$3,496.16	\$0.20
130	Kir Tukwila 050 LLC/KIMCO	352304-9005	17600 Southcenter Blvd	NEW HYDE PK RD STE 100	264,083	6.06	No	264,083	234,113	1974	TUC	H&BU	\$22.00	\$5,809,826	\$25,000,000	\$30,810,000	TUC-CC	H&BU	\$23.50	\$6,205,951	\$25,000,000	\$31,206,000	\$396,000	\$1.50	\$73,599	\$0.28	\$76,915.55	\$0.29
131	Madison Investments LLC	352304-9123	17850 Southcenter Parkway	PO BOX 1922	98,682	2.27	No	98,682	16,350	1999	TUC	H&BU	\$24.00	\$2,368,568	\$700,000	\$3,068,000	TUC-CC	H&BU	\$26.00	\$2,565,732	\$700,000	\$3,266,000	\$198,000	\$2.01	\$36,800	\$0.37	\$38,457.77	\$0.39
132	Union Pacific Railroad	352304-9101	Railroad RW S. 180th Street	DODGE ST #325	110,550	2.54	Yes	110,550	0	N/A	TUC	H&BU	\$5.00	\$552,750	\$0	\$553,000	TUC-W	H&BU	\$5.00	\$552,750	\$0	\$553,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
133	AMB Property Corp.	352304-9110	1105 Andover Park W	STATE ST STE 1200 C/O RE TAX	191,427	4.39	No	191,427	100,200	1979	TUC	H&BU	\$14.00	\$2,679,978	\$2,800,000	\$5,480,000	TUC-W	H&BU	\$14.50	\$2,775,692	\$2,800,000	\$5,576,000	\$96,000	\$0.50	\$17,842	\$0.09	\$18,646.19	\$0.10
134	AMB Property Corp.	352304-9102	1121 Andover Park W	STATE ST STE 1200 C/O RE TAX	175,960	4.04	No	175,960	88,440	1977	TUC	H&BU	\$14.50	\$2,551,420	\$2,100,000	\$4,651,000	TUC-W	H&BU	\$15.00	\$2,639,400	\$2,100,000	\$4,739,000	\$88,000	\$0.50	\$16,355	\$0.09	\$17,092.34	\$0.10
135	Walton CWVA Southcenter 4 L	352304-9098	1141 Andover Park W	WORLD PARKWAY CIR	172,949	3.97	No	172,949	95,810	1973	TUC	H&BU	\$14.50	\$2,507,761	\$4,215,000	\$6,723,000	TUC-W	H&BU	\$15.00	\$2,594,235	\$4,215,000	\$6,809,000	\$86,000	\$0.50	\$15,984	\$0.09	\$16,703.88	\$0.10
136	Walton CWVA Southcenter 4 L	352304-9097	1161 Andover Park W	WORLD PARKWAY CIR	178,528	4.10	No	178,528	95,810	1975	TUC	H&BU	\$14.50	\$2,588,656	\$4,215,000	\$6,804,000	TUC-W	H&BU	\$15.00	\$2,677,920	\$4,215,000	\$6,893,000	\$89,000	\$0.50	\$16,541	\$0.09	\$17,286.58	\$0.10
137	Walton CWVA Southcenter 4 L	352304-9093	1185 Andover Park W	WORLD PARKWAY CIR	215,015	4.94	No	215,015	107,660	1972	TUC	H&BU	\$15.00	\$3,332,733	\$4,735,000	\$7,960,000	TUC-W	H&BU	\$15.50	\$3,332,733	\$4,735,000	\$8,068,000	\$108,000	\$0.50	\$20,073	\$0.09	\$20,976.97	\$0.10
138	Phillips James W MR and MRS	352304-9099	1120 Andover Park W	PO BOX 603	84,456	1.94	No	84,456	55,326	1973	TUC	H&BU	\$15.00	\$1,266,840	\$2,915,000	\$4,182,000	TUC-W	H&BU	\$15.50	\$1,309,068	\$2,915,000	\$4,224,000	\$42,000	\$0.50	\$7,806	\$0.09	\$8,157.71	\$0.10
139	Hill Investment Company	352304-9091	1201 Andover Park E	PO BOX 700	292,086	6.71	No	292,086	162,041	1972	TUC	H&BU	\$15.00	\$4,381,290	\$3,900,000	\$8,281,000	TUC-W	H&BU	\$15.50	\$4,527,333	\$3,900,000	\$8,427,000	\$146,000	\$0.50	\$27,135	\$0.09	\$28,357.75	\$0.10
140	National Beverage Corp.	352304-9072	1227 Andover Park E	SW 10TH ST STE 4000	182,073	4.18	No	182,073	67,644	1968	TUC	H&BU	\$15.00	\$2,731,095	\$2,000,000	\$4,731,000	TUC-W	H&BU	\$15.50	\$2,822,132	\$2,000,000	\$4,822,000	\$91,000	\$0.50	\$16,913	\$0.09	\$17,675.04	\$0.10
141	Houghton Harbor LLC	352304-9084	1233 Andover Park E	ANDOVER PARK E	39,204	0.90	No	39,204	13,948	1969	TUC	H&BU	\$18.00	\$705,672	\$1,200,000	\$1,906,000	TUC-W	H&BU	\$18.50	\$725,274	\$1,200,000	\$1,925,000	\$19,000	\$0.48	\$3,531	\$0.09	\$3,690.39	\$0.09
142	Houghton Harbor LLC	352304-9122	No site address	ANDOVER PARK E	150	0.00	No	150	0	N/A	TUC	H&BU	\$15.00	\$2,250	\$0	\$2,000	TUC-W	H&BU	\$15.50	\$2,325	\$0	\$2,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
143	AMC Family LLC	352304-9095	6750 S 180th Street	PO BOX 2720	88,111	2.02	No	88,111	50,208	1972	TUC	H&BU	\$15.00	\$1,321,665	\$2,110,000	\$3,432,000	TUC-W	H&BU	\$15.50	\$1,365,721	\$2,110,000	\$3,476,000	\$44,000	\$0.50	\$8,178	\$0.09	\$8,546.17	\$0.10
144	Danelle LLC	352304-9085	1180 Andover Park W	95TH AVE NE	167,241	3.84	No	167,241	81,995	1970	TUC	H&BU	\$16.00	\$2,675,856	\$3,675,000	\$6,351,000	TUC-W	H&BU	\$16.50	\$2,759,477	\$3,675,000	\$6,434,000	\$83,000	\$0.50	\$15,426	\$0.09	\$16,121.19	\$0.10
145	CWC Realty LLC	352304-9074	1232 Andover Park W	ANDOVER PARK W	109,754	2.52	No	109,754	60,400	1968	TUC	H&BU	\$18.00	\$1,975,572	\$2,250,000	\$4,226,000	TUC-W	H&BU	\$18.50	\$2,030,449	\$2,250,000	\$4,280,000	\$54,000	\$0.49	\$10,036	\$0.09	\$10,488.48	\$0.10
147	WACO Enterprise	352304-9092	1205 Andover Park W	PO BOX 88216	73,575	1.69	No	73,575	40,320	1972	TUC	H&BU	\$16.00	\$1,177,200	\$1,975,000	\$3,152,000	TUC-W	H&BU	\$16.50	\$1,213,988	\$1,975,000	\$3,189,000	\$37,000	\$0.50	\$6,877	\$0.09	\$7,186.55	\$0.10
148	Tri-Land Corporation	352304-9103	1251 Andover Park W	4TH AVE SUITE #1940	183,899	4.22	No	183,899	100,036	1977	TUC	H&BU	\$17.00	\$3,126,283	\$2,625,000	\$5,751,000	TUC-W	H&BU	\$17.50	\$3,218,233	\$2,625,000	\$5,843,000	\$92,000	\$0.50	\$17,099	\$0.09	\$17,869.27	\$0.10
149	Boeing Oregon Masahi Trust	352304-9105	5920 S 180th Street	4TH AVE SUITE #1940	138,473	3.18	No	138,473	57,432	1976	TUC	H&BU	\$16.00	\$2,215,568	\$2,585,000	\$4,801,000	TUC-W	H&BU	\$16.50	\$2,284,805	\$2,585,000	\$4,870,000	\$69,000	\$0.50	\$12,824	\$0.09	\$13,401.95	\$0.10
150	Madison Investments LLC	352304-9061	17800 Southcenter Parkway	PO BOX 1922	260,436	5.98	No	260,436	53,060	1999	TUC	H&BU	\$15.50	\$4,036,758	\$2,815,000	\$6,852,000	TUC-W	H&BU	\$16.00	\$4,166,976	\$2,815,000	\$6,982,000	\$130,000	\$0.50	\$24,161	\$0.09	\$25,250.05	\$0.10
151	John C Ratovich LLC	022300-0040	No site address	82ND AVE SE STE 3																								



City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address	Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
156	City of Seattle	262304-9072	Between Andover Pk. E. & Christensen Rd.	PO BOX 34018 SEATTLE WA 98124	8,310	0.19	Yes	8,310	0	N/A	TUC		\$5.00	\$41,550	\$0	\$42,000	TUC-TOD		\$5.00	\$41,550	\$0	\$42,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
157	City of Seattle	252304-9048	Between Christensen Rd. and the river	PO BOX 34018 SEATTLE WA 98124	20,038	0.46	Yes	20,038	0	N/A	TUC		\$5.00	\$100,190	\$0	\$100,000	TUC-TOD		\$5.00	\$100,190	\$0	\$100,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
158	Park East Real Estate	022310-0040	130 Andover Park E	TERRY AVE SEATTLE WA 98104	80,500	1.85	No	80,500	44,604	1970	TUC		\$20.00	\$1,610,000	\$3,090,000	\$4,700,000	TUC-TOD		\$21.50	\$1,730,750	\$3,090,000	\$4,821,000	\$121,000	\$1.50	\$22,489	\$0.28	\$23,501.97	\$0.29
159	City of Tukwila	000320-0020	Between Christensen Rd. and the river	SOUTHCENTER BLVD TUKWILA WA 98188	1,635	0.04	Yes	1,635	0	N/A	TUC		\$2.00	\$3,270	\$0	\$3,000	TUC-TOD		\$2.00	\$3,270	\$0	\$3,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
160	City of Tukwila	252304-9080	Between Christensen Rd. and the river	SOUTHCENTER BLVD TUKWILA WA 98188	63,598	1.46	Yes	63,598		N/A	TUC		\$2.00	\$127,196	\$0	\$127,000	TUC-TOD		\$2.00	\$127,196	\$0	\$127,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
161	City of Tukwila	252304-9081	Riverside trail	SOUTHCENTER BLVD TUKWILA WA 98188	20,700	0.48	Yes	20,700	0	N/A	TUC		\$2.00	\$41,400	\$0	\$41,000	TUC-TOD		\$2.00	\$41,400	\$0	\$41,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
162	City of Tukwila	252304-9028	Between Christensen Rd. and the river	SOUTHCENTER BLVD TUKWILA WA 98188	51,661	1.19	No	51,661	0	N/A	TUC		\$2.00	\$103,322	\$0	\$103,000	TUC-TOD		\$2.00	\$103,322	\$0	\$103,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
168	BCRP Riverview Plaza LLC	252304-9077	16000 Christensen Road	HOMER AVE PALO ALTO CA 94301	106,286	2.44	No	106,286	48,530	1982	TUC		\$16.00	\$1,700,576	\$5,605,000	\$7,190,000	TUC-TOD		\$16.00	\$1,700,576	\$5,605,000	\$7,306,000	\$107,000	\$1.01	\$19,887	\$0.19	\$20,782.74	\$0.20
169	BCRP Riverview Plaza LLC	252304-9039	16040 Christensen Road	HOMER AVE PALO ALTO CA 94301	110,642	2.54	No	110,642	48,990	1981	TUC		\$16.00	\$1,770,272	\$5,520,000	\$7,180,000	TUC-TOD		\$16.00	\$1,770,272	\$5,520,000	\$7,290,000	\$110,000	\$0.99	\$20,444	\$0.18	\$21,365.43	\$0.19
170	BCRP Riverview Plaza LLC	252304-9078	16300 Christensen Road	HOMER AVE PALO ALTO CA 94301	152,896	3.51	No	152,896	77,810	1982	TUC		\$16.00	\$2,446,336	\$9,225,000	\$11,671,000	TUC-TOD		\$16.00	\$2,446,336	\$9,225,000	\$11,671,000	\$153,000	\$1.00	\$28,436	\$0.19	\$29,717.37	\$0.19
172	Andover Plaza LLC	022310-0099	220 Andover Park E	N 200TH ST SHORELINE WA 98133	113,977	2.62	No	113,977	32,186	1996	TUC		\$22.50	\$1,522,530	\$1,910,000	\$3,331,000	TUC-TOD		\$22.50	\$2,450,506	\$4,170,000	\$6,621,000	\$171,000	\$1.50	\$31,781	\$0.28	\$33,213.53	\$0.29
173	Rosellini Properties LLC	022310-0100	230 Andover Park E	ANDOVER PARK E SEATTLE WA 98188	29,829	0.68	No	29,829	20,934	1968	TUC		\$21.50	\$641,324	\$1,100,000	\$1,697,000	TUC-TOD		\$21.50	\$641,324	\$1,100,000	\$1,741,000	\$44,000	\$1.48	\$8,178	\$0.27	\$8,546.17	\$0.29
174	Rosellini Properties LLC	022320-0032	340 Andover Park E	ANDOVER PARK E TUKWILA WA 98188	16,545	0.38	No	16,545	0	N/A	TUC		\$20.00	\$330,900	\$0	\$331,000	TUC-TOD		\$21.50	\$355,718	\$0	\$356,000	\$25,000	\$1.51	\$4,646	\$0.28	\$4,855.78	\$0.29
175	RWP LLC	022320-0030	290 Andover Park E	SE CURTIS DR SNOQU/ALMIE WA 98065	67,668	1.55	No	67,668	25,380	1971	TUC		\$18.00	\$362,052	\$210,000	\$572,000	TUC-TOD		\$19.00	\$382,166	\$210,000	\$592,000	\$20,000	\$0.99	\$3,717	\$0.18	\$3,884.62	\$0.19
176	Strander Associates LLC	022320-0040	510 Strander Blvd	S 24TH PL DES MOINES WA 98198	49,344	1.13	No	49,344	23,600	1975	TUC		\$20.00	\$933,660	\$900,000	\$1,788,000	TUC-TOD		\$21.50	\$1,003,685	\$900,000	\$1,838,000	\$50,000	\$1.01	\$9,293	\$0.19	\$9,711.56	\$0.20
177	Chen, Bob	022320-0041	512 Strander Blvd	STRANDER BLVD TUKWILA WA 98188	30,168	0.69	No	30,168	18,900	1969	TUC		\$18.00	\$543,024	\$1,450,000	\$1,993,000	TUC-TOD		\$19.00	\$573,192	\$1,450,000	\$2,023,000	\$30,000	\$0.99	\$5,576	\$0.18	\$5,836.94	\$0.19
178	Polish Family Trust	022320-0042	530 Strander Blvd	BAKER BLVD #200 TUKWILA WA 98188	20,114	0.46	No	20,114	4,500	1972	TUC		\$18.00	\$362,052	\$210,000	\$572,000	TUC-TOD		\$19.00	\$382,166	\$210,000	\$592,000	\$20,000	\$0.99	\$3,717	\$0.18	\$3,884.62	\$0.19
179	Wolverine Properties LLC	022320-0061	505 Strander Blvd	BAKER BLVD #200 TUKWILA WA 98188	46,683	1.07	No	46,683	16,136	1969	TUC		\$21.50	\$1,003,685	\$595,000	\$1,529,000	TUC-TOD		\$21.50	\$1,003,685	\$595,000	\$1,599,000	\$70,000	\$1.50	\$13,010	\$0.28	\$13,596.18	\$0.29
180	WA Cities Insurance Authority	022320-0060	320 Andover Park E	INTERURBAN AVE S #210 SEATTLE WA 98168	54,325	1.25	No	54,325	26,024	1975	TUC		\$18.00	\$977,850	\$2,550,000	\$3,528,000	TUC-TOD		\$19.00	\$1,032,175	\$2,550,000	\$3,582,000	\$54,000	\$0.99	\$10,036	\$0.18	\$10,488.48	\$0.19
183	Blue Dog Properties	022340-0010	596 Industry Drive	C/O THOMSON REUTERS PTS PO BOX 847 CARLSBAD CA 92018	162,122	3.72	No	162,122	65,634	1973	TUC		\$14.00	\$2,269,708	\$3,640,000	\$5,910,000	TUC-TOD		\$15.00	\$2,431,830	\$3,640,000	\$6,072,000	\$162,000	\$1.00	\$30,109	\$0.19	\$31,465.45	\$0.19
184	Blue Dog Properties	022340-0070	515 Industry Drive	C/O THOMSON REUTERS PTS PO BOX 847 CARLSBAD CA 92018	140,205	3.22	No	140,205	0	N/A	TUC		\$14.50	\$2,032,973	\$1,930,000	\$3,963,000	TUC-W		\$16.00	\$2,243,280	\$1,930,000	\$4,173,000	\$210,000	\$1.50	\$39,030	\$0.28	\$40,788.55	\$0.29
185	Blue Dog Properties	252304-9008	630 Industry Drive	C/O THOMSON REUTERS PTS PO BOX 847 CARLSBAD CA 92018	335,547	7.70	No	335,547	112,975	1972	TUC		\$13.00	\$4,362,111	\$5,500,000	\$9,862,000	TUC-W		\$14.00	\$4,697,658	\$5,500,000	\$10,198,000	\$336,000	\$1.00	\$62,448	\$0.19	\$65,261.68	\$0.19
186	ITT Andover DC LLC	022330-0010	551 Strander Blvd	17TH ST 17TH FLR DENVER CO 80202	333,597	7.66	No	333,597	162,450	1966	TUC		\$14.00	\$4,670,358	\$3,630,000	\$8,300,000	TUC-TOD		\$15.00	\$5,003,955	\$3,630,000	\$8,634,000	\$334,000	\$1.00	\$62,076	\$0.19	\$64,873.22	\$0.19
187	Walton CWWA Tukwila 1 LLC	022330-0020	631 Strander Blvd	WORLD PARKWAY CIR ST LOUIS MO 63134	247,500	5.68	No	247,500	101,432	1974, 1990	TUC		\$14.00	\$3,465,000	\$7,145,000	\$10,610,000	TUC-TOD		\$15.00	\$3,712,500	\$7,145,000	\$10,858,000	\$248,000	\$1.00	\$46,092	\$0.19	\$48,169.33	\$0.19
188	King County	252304-9009	70th Ave	KC ADMIN BLDG SEATTLE WA 98104	12,238	0.28	Yes	12,238	0	N/A	TUC		\$2.00	\$24,516	\$0	\$25,000	TUC-W		\$2.00	\$24,516	\$0	\$25,000	\$0	\$0.00	\$0	\$0.00	\$0.00	
189	Union Pacific Railroad	252304-9072	6800 Industry Drive	DODGE ST #325 OMAHA NE 68179	143,808	3.30	Yes	143,808	0	N/A	TUC		\$5.00	\$719,040	\$0	\$719,000	TUC-TOD		\$5.00	\$719,040	\$0	\$719,000	\$0	\$0.00	\$0	\$0.00	\$0.00	
190	Union Pacific Railroad	262304-9140	No site address	DOUGLAS STOP 1640 OMAHA NE 68179	19,656	0.45	Yes	19,656	0	N/A	TUC		\$5.00	\$98,280	\$0	\$98,000	TUC-W		\$5.00	\$98,280	\$0	\$98,000	\$0	\$0.00	\$0	\$0.00	\$0.00	
192	R2R Investments LLC	022340-0071	410 Andover Park E	S 180TH ST KENT WA 98032	49,440	1.13	No	49,440	27,000	1969	TUC		\$15.50	\$766,320	\$825,000	\$1,591,000	TUC-W		\$16.50	\$815,760	\$825,000	\$1,641,000	\$50,000	\$1.01	\$9,293	\$0.19	\$9,711.56	\$0.20
193	City of Tukwila	022340-0080	444 Andover Park E	SOUTHCENTER BLVD TUKWILA WA 98188	81,000	1.86	No	81,000	15,519	1975	TUC		\$15.50	\$1,255,500	\$2,000,000	\$3,256,000	TUC-W		\$16.50	\$1,336,500	\$2,000,000	\$3,337,000	\$81,000	\$1.00	\$15,054	\$0.19	\$15,732.73	\$0.19
194	480 Andover Park East LLC	262304-9093	480 Andover Park E	PO BOX 420 STAMFORD CT 06094	60,750	1.39	No	60,750	44,937	1970	TUC		\$16.50	\$941,625	\$2,425,000	\$3,367,000	TUC-W		\$16.50	\$1,002,375	\$2,425,000	\$3,427,000	\$60,000	\$0.99	\$11,151	\$0.18	\$11,653.87	\$0.19
195	Cenveo Inc Tax Dept	262304-9097	500 Andover Park E	PO BOX 420 STAMFORD CT 06094	45,900	1.05	No	45,900	27,784	1971	TUC		\$16.50	\$711,450	\$1,500,000	\$2,211,000	TUC-W		\$16.50	\$757,350	\$1,500,000	\$2,257,000	\$46,000	\$1.00	\$8,549	\$0.19	\$8,934.63	\$0.19
196	Union Pacific Railroad	262304-9113	Andover Park E	DODGE ST #325 OMAHA NE 68179	125,996	2.89	Yes	125,996	0	N/A	TUC		\$2.00	\$251,992	\$0	\$252,000	TUC-W		\$2.00	\$251,992	\$0	\$252,000	\$0	\$0.00	\$0	\$0.00	\$0.00	
197	Walton CWWA Tukwila 1 LLC	252304-9034	825 Industry Drive	WORLD PARKWAY CIR ST LOUIS MO 63134	251,238	5.77	No	251,238	92,300	1978	TUC		\$13.00	\$3,266,094	\$5,970,000	\$7,236,000	TUC-W		\$13.50	\$3,391,713	\$5,970,000	\$7,362,000	\$126,000	\$0.50	\$23,418	\$0.09	\$24,473.13	\$0.10
198	Walton CWWA Tukwila 1 LLC	252304-9015	800 Industry Drive	WORLD PARKWAY CIR ST LOUIS MO 63134	338,897	7.78	No	338,897	114,112	1976	TUC		\$13.00	\$4,405,661	\$4,900,000	\$9,306,000	TUC-W		\$13.50	\$4,575,110	\$4,900,000	\$9,475,000	\$169,000	\$0.50	\$31,410	\$0.09	\$32,825.07	\$0.10
199	Walton CWWA Tukwila 1 LLC	252304-9071	1000 Industry Drive	WORLD PARKWAY CIR ST LOUIS MO 63134	460,729	10.58	No	460,729	170,606	1978	TUC		\$13.00	\$5,989,477	\$5,720,000	\$11,709,000	TUC-W		\$13.50	\$6,219,842	\$5,720,000	\$11,940,000	\$231,000	\$0.50	\$42,933	\$0.09	\$44,867.40	\$0.10
200	Bansky, Howard V	262304-9100	600 Andover Park E	ANDOVER PARK E TUKWILA WA 98188	40,500	0.93	No	40,500	24,000	1974	TUC		\$14.00	\$567,000	\$975,000	\$1,542,000	TUC-W		\$15.00									

City of Tukwila L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address		Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
				Street	City																								
205	AMP Holdings LLC	262304-9105	950 Andover Park E	6620 S 192ND PL BLDG J	KENT	WA 98032	80,349	1.84	80,349	41,286	1975	TUC		\$15.00	\$1,205,235	\$1,745,000	\$2,950,000	TUC-W		\$16.00	\$1,285,584	\$1,745,000	\$5,031,000	\$81,000	\$1.01	\$15,054	\$0.19	\$15,732.73	\$0.20
206	1006 Andover Associates	262304-9101	1000 Andover Park E	9844 40TH AVE S	SEATTLE	WA 98118	97,215	2.23	97,215	51,699	1971	TUC		\$14.00	\$1,361,010	\$1,790,000	\$3,151,000	TUC-W		\$14.50	\$1,409,618	\$1,790,000	\$3,200,000	\$49,000	\$0.50	\$9,107	\$0.09	\$9,517.33	\$0.10
207	Costco Wholesale Corp	252304-9057	70th Avenue S	999 LAKE DRIVE	ISSAQUAH	WA 98027	111,949	2.57	111,949	0	N/A	TUC		\$12.00	\$1,343,388	\$0	\$1,343,000	TUC-W		\$12.50	\$1,399,363	\$0	\$1,399,000	\$56,000	\$0.50	\$10,408	\$0.09	\$10,876.95	\$0.10
208	Costco Wholesale Corp	252304-9063	400 Costco Drive	585 POINT SAN PEDRO RD	SAN RAFAEL	CA 94901	471,755	10.83	471,755	222,968	1970	TUC		\$12.00	\$5,661,060	\$8,200,000	\$13,861,000	TUC-W		\$12.50	\$5,896,938	\$8,200,000	\$14,097,000	\$23,600	\$0.50	\$43,862	\$0.09	\$45,838.56	\$0.10
209	Costco Wholesale Corp	352304-9089	1200 Andover Park E	585 POINT SAN PEDRO RD	SAN RAFAEL	CA 94901	14,893	0.34	14,893	0	N/A	TUC		\$6.00	\$89,358	\$0	\$89,000	TUC-W		\$6.00	\$89,358	\$0	\$89,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
210	Ameristar	262304-9083	1024 Andover Park E	585 POINT SAN PEDRO RD	SAN RAFAEL	CA 94901	48,478	1.11	48,478	10,258	1974	TUC		\$12.00	\$581,736	\$500,000	\$1,082,000	TUC-W		\$12.50	\$605,975	\$500,000	\$1,106,000	\$24,000	\$0.50	\$4,461	\$0.09	\$4,661.55	\$0.10
211	Leinhold, Donald W	262304-9098	1120 Andover Park E	7275 W MERCER WAY	MERCER ISLAND	WA 98040	46,161	1.06	46,161	24,009	1971	TUC		\$13.00	\$600,093	\$1,200,000	\$1,800,000	TUC-W		\$13.50	\$623,174	\$1,200,000	\$1,823,000	\$23,000	\$0.50	\$4,275	\$0.09	\$4,467.32	\$0.10
212	Kohn Jens M and Lynn M	262304-9091	1130 Andover Park E	14915 237TH PL SE	ISSAQUAH	WA 98027	25,086	0.58	25,086	13,656	1970	TUC		\$16.00	\$401,376	\$700,000	\$1,101,000	TUC-W		\$16.50	\$413,919	\$700,000	\$1,114,000	\$13,000	\$0.52	\$2,416	\$0.10	\$2,525.01	\$0.10
213	Petschl, William J	262304-9089	1150 Andover Park E	1150 ANDOVER PARK E	TUKWILA	WA 98188	31,218	0.72	31,218	13,824	1970-1999	TUC		\$16.00	\$499,488	\$700,000	\$1,199,000	TUC-W		\$16.50	\$515,097	\$700,000	\$1,215,000	\$16,000	\$0.51	\$2,974	\$0.10	\$3,107.70	\$0.10
215	Gray Car Collective LLC	352304-9077	1200 Andover Park E	5430 45TH AVE W	SEATTLE	WA 98199	35,877	0.82	35,877	0	N/A	TUC		\$14.00	\$502,278	\$0	\$502,000	TUC-W		\$14.50	\$520,217	\$0	\$520,000	\$18,000	\$0.50	\$3,345	\$0.09	\$3,496.16	\$0.10
216	Gray Cat Collective LLC	352304-9075	1210 Andover Park E	5430 45TH AVE W	SEATTLE	WA 98199	85,546	1.96	85,546	39,746	1968	TUC		\$14.00	\$1,197,644	\$1,160,000	\$2,358,000	TUC-W		\$14.50	\$1,240,417	\$1,160,000	\$2,400,000	\$42,000	\$0.49	\$7,806	\$0.09	\$8,157.71	\$0.10
217	Gray Cat Collective LLC	352304-9070	1228 Andover Park E	5430 45TH AVE W	SEATTLE	WA 98199	35,020	0.80	35,020	18,932	1967	TUC		\$14.00	\$490,280	\$500,000	\$990,000	TUC-W		\$14.50	\$507,790	\$500,000	\$1,008,000	\$18,000	\$0.51	\$3,345	\$0.10	\$3,496.16	\$0.10
218	Gray Car Collective LLC	352304-9069	1230 Andover Park E	5430 45TH AVE W	SEATTLE	WA 98199	63,202	1.45	63,202	20,775	1967	TUC		\$15.00	\$948,030	\$540,000	\$1,488,000	TUC-W		\$15.50	\$979,631	\$540,000	\$1,520,000	\$32,000	\$0.51	\$5,947	\$0.09	\$6,215.40	\$0.10
219	Costco Wholesale Corp	362304-9107	441 Costco Drive	999 LAKE DRIVE	ISSAQUAH	WA 98027	194,105	4.46	194,105	37,823	1997	TUC		\$12.00	\$2,329,260	\$2,200,000	\$4,529,000	TUC-W		\$12.50	\$2,426,313	\$2,200,000	\$4,626,000	\$97,000	\$0.50	\$18,028	\$0.09	\$18,840.43	\$0.10
220	City of Tukwila	362304-9016	Christensen Greenbelt Park	6200 SOUTHCENTER BLVD	TUKWILA	WA 98188	89,298	2.05	89,298	0	N/A	TUC		\$2.00	\$178,596	\$0	\$179,000	TUC-W		\$2.00	\$178,596	\$0	\$179,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
222	HD Development of Maryland Inc	362304-9074	6810 S 180th Street	11308 PO BOX 105842	ATLANTA	GA 30339	602,743	13.84	602,743	149,624	1969	TUC		\$12.00	\$7,232,916	\$6,615,000	\$13,848,000	TUC-W		\$12.50	\$7,534,288	\$6,615,000	\$14,149,000	\$301,000	\$0.50	\$55,943	\$0.09	\$58,463.59	\$0.10
223	Klein Harris	352304-9071	1224 Andover Park E	5360 LANSLOWNE LN	MERCER ISLAND	WA 98040	44,283	1.02	44,283	26,674	1967	TUC		\$15.00	\$664,245	\$1,300,000	\$1,964,000	TUC-W		\$15.50	\$686,387	\$1,300,000	\$1,986,000	\$22,000	\$0.50	\$4,089	\$0.09	\$4,273.09	\$0.10
224	SEF B LP LTD PTNSRSP	362304-9106	6804 S 180th Street	6200 PO BOX 5350	BEND	OR 97708	50,094	1.15	50,094	13,799	1996	TUC		\$15.00	\$751,410	\$1,000,000	\$1,751,000	TUC-W		\$15.50	\$776,457	\$1,000,000	\$1,776,000	\$25,000	\$0.50	\$4,646	\$0.09	\$4,855.78	\$0.10
225	Heartland Auto Services	342304-9020	6818 S 180th Street	11308 DAVENPORT ST	OMAHA	NE 68154	13,971	0.32	13,971	1,984	1999	TUC		\$16.00	\$223,556	\$400,000	\$624,000	TUC-W		\$16.50	\$230,522	\$400,000	\$631,000	\$7,000	\$0.50	\$1,301	\$0.09	\$1,359.62	\$0.10
226	Tukwila TT LLC	343004-9010	6820 S 180th Street	3300 MAPLE VALLEY HWY	RENTON	WA 98058	22,712	0.52	22,712	2,296	1998	TUC		\$16.00	\$363,392	\$450,000	\$813,000	TUC-W		\$16.50	\$374,748	\$450,000	\$825,000	\$12,000	\$0.53	\$2,230	\$0.10	\$2,330.77	\$0.10
227	Wells Fargo Bank	362304-9079	6847 S 180th Street	6200 PO BOX 2069	CARLSBAD	CA 92018	65,862	1.51	65,862	15,560	1968	TUC		\$15.00	\$987,930	\$620,000	\$1,608,000	TUC-W		\$15.50	\$1,020,861	\$620,000	\$1,641,000	\$33,000	\$0.50	\$6,133	\$0.09	\$6,409.63	\$0.10
228	First Interstate Bank	362304-9095	6855 S 180th Street	6200 PO BOX 2609	CARLSBAD	CA 92018	55,500	1.27	55,500	16,653	2009	TUC		\$15.00	\$832,500	\$1,875,000	\$2,708,000	TUC-W		\$15.50	\$860,250	\$1,875,000	\$2,735,000	\$27,000	\$0.49	\$5,018	\$0.09	\$5,244.24	\$0.09
229	City of Tukwila	352304-9002	6801 S 180th Street	6200 SOUTHCENTER BLVD	TUKWILA	WA 98188	17,424	0.40	17,424	0	N/A	TUC		\$5.00	\$87,120	\$0	\$87,000	TUC-W		\$5.00	\$87,120	\$0	\$87,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
230	City of Tukwila	352304-9003	6751 S 180th Street	6200 SOUTHCENTER BLVD	TUKWILA	WA 98188	13,068	0.30	13,068	0	N/A	TUC		\$5.00	\$65,340	\$0	\$65,000	TUC-W		\$5.00	\$65,340	\$0	\$65,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
231	Segale Properties LLC	352304-9055	18000 Andover Park W	6200 PO BOX 88028	TUKWILA	WA 98138	70,594	1.62	70,594	26,670	1987	TUC		\$15.00	\$1,058,910	\$2,630,000	\$3,689,000	TUC-TSO		\$15.50	\$1,094,207	\$2,630,000	\$3,724,000	\$35,000	\$0.50	\$6,505	\$0.09	\$7,059.40	\$0.10
232	Segale Properties LLC	352304-9120	6101 S 180th Street	6200 PO BOX 88028	TUKWILA	WA 98138	329,742	7.57	329,742	216,848	1993-2001	TUC		\$15.00	\$4,946,130	\$5,975,000	\$10,921,000	TUC-TSO		\$15.50	\$5,111,001	\$5,975,000	\$11,086,000	\$165,000	\$0.50	\$30,666	\$0.09	\$32,974.20	\$0.10
233	Segale Properties LLC	352304-9013	No site address	6200 PO BOX 88028	TUKWILA	WA 98138	534,800	12.28	534,800	0	N/A	LDR		\$6.20	\$3,315,760	\$0	\$3,316,000	LDR-TSO		\$6.20	\$3,315,760	\$0	\$3,316,000	\$375,000	\$0.70	\$69,696	\$0.13	\$41,450.79	\$0.08
235	Segale Properties LLC	352304-9019	5565 S 178th Street	6200 PO BOX 88028	TUKWILA	WA 98138	41,191	0.95	41,191	1,380	1965	LDR		\$4.80	\$197,717	\$280,000	\$478,000	LDR-TSO		\$5.60	\$230,670	\$280,000	\$511,000	\$33,000	\$0.80	\$6,133	\$0.15	\$3,192.59	\$0.08
236	Segale Properties LLC	352304-9090	5563 S 178th Street	6200 PO BOX 88028	TUKWILA	WA 98138	8,400	0.19	8,400	1,010	1923	LDR		\$6.00	\$80,400	\$150,000	\$200,000	LDR-TSO		\$7.00	\$58,800	\$150,000	\$209,000	\$9,000	\$1.07	\$1,673	\$0.20	\$651.06	\$0.08
237	Segale Properties LLC	352304-9109	No site address	6200 PO BOX 88028	TUKWILA	WA 98138	155,509	3.57	155,509	0	N/A	LDR		\$5.00	\$776,545	\$0	\$777,000	LDR-TSO		\$5.85	\$908,558	\$0	\$909,000	\$132,000	\$0.85	\$24,533	\$0.16	\$12,037.55	\$0.08
238	GRE Management Services Inc	352304-9031	5901 S 180th Street	4240 ROCKLIN RD #9	ROCKLIN	CA 95677	208,652	4.79	208,652	61,658	1999-2000	TUC		\$15.00	\$3,129,780	\$8,040,000	\$11,170,000	TUC-CC		\$16.00	\$3,338,432	\$8,040,000	\$11,378,000	\$208,000	\$1.00	\$38,658	\$0.19	\$40,400.09	\$0.19
239	City of Tukwila	352304-9040	No site address	6200 PO BOX 88028	TUKWILA	WA 98138	71,002	1.63	71,002	0	N/A	MUO		\$10.45	\$741,971	\$0	\$742,000	MUO-TSO		\$11.40	\$809,423	\$0	\$809,000	\$67,000	\$0.94	\$12,452	\$0.18	\$13,013.49	\$0.18
240	Wells Fargo Bank	362304-9017	6845 S 180th Street	6200 PO BOX 2069	CARLSBAD	CA 92018	35,902	0.82	35,902	0	N/A	TUC		\$10.00	\$359,020	\$0	\$359,000	TUC-W		\$10.25	\$367,996	\$0	\$368,000	\$9,000	\$0.25	\$1,673	\$0.05	\$1,748.08	\$0.05
241	Wells Fargo Bank	362304-9094	6835 - S. 180th Street	6200 PO BOX 2069	CARLSBAD	CA 92018	79,264	1.82	79,264	20,250	1977	TUC		\$11.00	\$871,904	\$1,220,000	\$2,092,000	TUC-W		\$11.25	\$891,720	\$1,220,000	\$2,112,000	\$20,000	\$0.25	\$3,717	\$0.05	\$3,884.62	\$0.05
242	Archdiocese of Seattle	362304-9087	6801 S 180th Street	710 9TH AVE	SEATTLE	WA 98104	251,300	5.77	251,300	62,250	1973-2000	TUC		\$12.00															

City of Tukwila L.L.D. No. 33 - Tukwila Urban Center Access (Klickitat) Project - Revised Final Assessment Roll - Adopted 10/21/13

Map No.	Ownership	Tax Parcel Number	Site Address	Mailing Address		Gross Land Area (SF)	Gross Land Area (Acres)	Unbuildable Areas	Buildable Land Area (SF)	Building Size (SF)	Year Built	Zoning without LID	H&BU without LID	Land Value Per SF	Without LID		With LID		Zoning with LID	H&BU with LID	Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	February 2013 Assessment	Assessment Per SF	Revised Assessment	Assessment Per SF
															Land Value	ECV Improvements	Probable Market Value	Special Benefit												
250	Segale Properties LLC	352304-9118	18010 Southcenter Parkway	PO BOX 88028	TUKWILA	332,231	7.63	No	332,321	10,554	1962, 1992	HI		\$10.00	\$3,323,210	\$320,000	\$3,643,000	HI-TSO		\$11.00	\$3,655,531	\$320,000	\$3,976,000	\$333,000	\$1.00	\$61,890	\$0.19	\$23,757.23	\$0.08	
251	Segale Properties LLC	352304-9018	18323 Andover Park W	PO BOX 88028	TUKWILA	434,155	9.97	No	434,155	151,152	1975, 1977	HI		\$9.50	\$4,124,473	\$2,855,000	\$6,979,000	HI-TSO		\$10.00	\$4,341,530	\$2,855,000	\$7,197,000	\$218,000	\$0.50	\$40,517	\$0.09	\$33,650.09	\$0.08	
252	Segale Properties LLC	352304-9115	5811 Segale Park Drive C	PO BOX 88028	TUKWILA	629,172	14.44	No	629,172	324,839	2000	HI		\$9.50	\$5,977,134	\$9,495,000	\$15,472,000	HI-TSO		\$10.00	\$6,291,720	\$9,495,000	\$15,787,000	\$315,000	\$0.50	\$58,545	\$0.09	\$48,765.28	\$0.08	
253	Segale Properties LLC	352304-9036	18400 Southcenter Parkway	PO BOX 88028	TUKWILA	209,151	4.80	No	209,151	1,664	1966	HI		\$10.00	\$2,091,510	\$0	\$2,092,000	HI-TSO		\$11.00	\$2,300,661	\$0	\$2,301,000	\$209,000	\$1.00	\$38,844	\$0.19	\$16,210.68	\$0.08	
254	Segale Properties LLC	352304-9045	19131 Frager Rd. S	PO BOX 88028	TUKWILA	94,090	2.16	Yes	94,090	0	N/A	TVS		\$7.20	\$677,448	\$0	\$677,000	TVS-TSO		\$8.00	\$752,720	\$0	\$753,000	\$76,000	\$0.81	\$14,125	\$0.15	\$5,993.70	\$0.06	
255	Segale Properties LLC	352304-9068	18801 57th Avenue S	PO BOX 88028	TUKWILA	415,560	9.54	Yes	415,560	37,850	1967	TVS		\$2.70	\$1,122,012	\$1,400,000	\$2,522,000	TVS-TSO		\$3.00	\$1,246,680	\$1,400,000	\$2,647,000	\$125,000	\$0.30	\$23,232	\$0.06	\$24,279.00	\$0.06	
256	Segale Properties LLC	352304-9050	19001 57th Avenue S	PO BOX 88028	TUKWILA	59,241	1.36	No	59,241	0	N/A	TVS		\$6.75	\$399,877	\$0	\$400,000	TVS-TSO		\$7.50	\$444,308	\$0	\$444,000	\$44,000	\$0.74	\$8,178	\$0.14	\$3,972.24	\$0.07	
257	Segale Properties LLC	352304-9049	No site address	PO BOX 88028	TUKWILA	48,787	1.12	Yes	48,787	0	N/A	TVS		\$0.90	\$43,908	\$0	\$44,000	TVS-TSO		\$1.00	\$48,787	\$0	\$49,000	\$5,000	\$0.10	\$929	\$0.02	\$971.00	\$0.02	
258	Segale Properties LLC	352304-9051	No site address	PO BOX 88028	TUKWILA	277,041	6.36	Yes	277,041	0	N/A	TVS		\$1.00	\$277,041	\$0	\$277,000	TVS-TSO		\$1.00	\$277,041	\$0	\$277,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
259	Union Pacific Railroad	352304-9108	S 180th Street	DODGE ST #525	OMAHA	38,249	0.88	Yes	38,249	0	N/A	HI		\$5.00	\$191,245	\$0	\$191,000	HI-TSO		\$5.00	\$191,245	\$0	\$191,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
260	Segale Properties LLC	352304-9032	18054 57th Avenue S	PO BOX 88028	TUKWILA	27,420	0.63	No	27,420	1,300	1952	HI		\$10.00	\$274,200	\$0	\$274,000	HI-TSO		\$11.00	\$301,620	\$0	\$302,000	\$28,000	\$1.02	\$5,204	\$0.19	\$2,125.24	\$0.08	
261	GWI Realty LLC	352304-9014	18700 Southcenter Parkway	PO BOX 88028	SEATTLE	92,800	2.13	No	92,800	45,146	1968	HI		\$10.00	\$928,000	\$2,530,000	\$3,458,000	HI-TSO		\$11.00	\$1,020,800	\$2,530,000	\$3,551,000	\$93,000	\$1.00	\$17,285	\$0.19	\$18,063.50	\$0.19	
262	GWI Realty LLC	352304-9081	19000 57th Avenue S	SOUTHCENTER PKWY	TUKWILA	19,450	0.45	No	19,450	0	N/A	HI		\$10.00	\$194,500	\$0	\$195,000	HI-TSO		\$11.00	\$213,950	\$0	\$214,000	\$19,000	\$0.98	\$3,531	\$0.18	\$3,690.39	\$0.19	
263	Segale Properties LLC	352304-9017	18900 57th Avenue S	PO BOX 88028	TUKWILA	87,120	2.00	No	87,120	0	N/A	TVS		\$9.00	\$784,080	\$0	\$784,000	TVS-TSO		\$10.00	\$871,200	\$0	\$871,000	\$87,000	\$1.00	\$16,170	\$0.19	\$6,752.42	\$0.08	
264	M & P Company	352304-9082	19000 57th Avenue S	PO BOX 1083	EDMONDS	100,188	2.30	No	100,188	42,430	1969	TVS		\$10.00	\$1,001,880	\$1,890,000	\$2,892,000	TVS-TSO		\$11.00	\$1,102,068	\$1,890,000	\$2,992,000	\$100,000	\$1.00	\$18,586	\$0.19	\$19,433.12	\$0.19	
265	King County	352304-9037	18800 Orilla Rd. S	KC ADMIN BLDG	SEATTLE	873,082	20.04	Yes	873,082	0	N/A	TVS		\$5.00	\$4,365,410	\$1,230,000	\$5,595,000	TVS-TSO		\$5.00	\$4,365,410	\$1,230,000	\$5,595,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
266	Segale Properties LLC	352304-9015	18791 Southcenter Parkway	PO BOX 88028	TUKWILA	907,204	20.83	No	907,204	0	N/A	TVS		\$9.00	\$8,164,856	\$0	\$8,165,000	TVS-TSO		\$10.00	\$9,072,040	\$0	\$9,072,000	\$907,000	\$1.00	\$168,572	\$0.19	\$38,665.26	\$0.04	
267	Segale Properties LLC	352304-9034	18115 57th Avenue S	PO BOX 88028	TUKWILA	801,910	18.41	Yes	801,910	7,580	1965	TVS		\$5.30	\$4,250,123	\$0	\$4,250,000	TVS-TSO		\$5.90	\$4,731,269	\$0	\$4,731,000	\$481,000	\$0.60	\$89,397	\$0.11	\$62,153.70	\$0.08	
268	Bui, Vien & Tomus, Thinh-Thie	352304-9039	No site address	38TH AVE SE	EVERETT	29,274	0.67	Yes	29,274	0	N/A	TVS		\$1.00	\$29,274	\$0	\$29,000	TVS-TSO		\$1.00	\$29,274	\$0	\$29,000	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
801	Westfield Corporation Inc	920247-0030	No site address	PO BOX 130940	CARLSBAD	13,107	0.30	No	13,107	13,107	2007	TUC		\$35.00	\$458,745	\$1,565,000	\$2,024,000	TUC-RC		\$39.00	\$511,173	\$1,565,000	\$2,076,000	\$52,000	\$3.97	\$9,665	\$0.74	\$10,100.02	\$0.77	
802	Bank of America	920247-0050	320 Strand Blvd	4th Ave 4th Floor	SEATTLE	13,467	0.31	No	13,467	7,509	2010	TUC		\$35.00	\$471,345	\$965,000	\$1,436,000	TUC-RC		\$39.00	\$525,213	\$965,000	\$1,490,000	\$54,000	\$4.01	\$10,036	\$0.75	\$10,488.48	\$0.78	
<b>Totals</b>						39,694,961	911.27		39,694,961	12,373,010				\$15.43	\$612,690,729	\$11,477,621,000	\$11,760,308,000			\$16.72	\$663,670,142	\$11,477,621,000	\$1,811,293,000	\$50,985,000	\$1.28	\$9,475,894	\$0.24	\$9,475,893.89	\$0.24	

(a) The King County Housing Authority is exempt under RCW 55.82.210 from paying special assessments to the City, but may agree to make payments to the City on such assessments; the City of Tukwila will pay the assessment on the parcel to the extent payment is not received from the Authority.



## **INFORMATIONAL MEMORANDUM**

**TO:** Mayor Haggerton  
Tukwila City Council

**FROM:** Peggy McCarthy, Finance Director

**BY:** Vicky Carlsen, Deputy Finance Director

**DATE:** August 28, 2013

**SUBJECT:** Ordinance Approving and Confirming the Assessment Roll for the Klickitat Local Improvement District No. 33 for Construction of Improvements to Urban Access for the Southcenter Area

### **ISSUE**

Whether to approve the Ordinance confirming the assessment roll for the Klickitat Local Improvement District (LID) No. 33 for construction of improvements to urban access for the Southcenter Area.

### **BACKGROUND**

On November 16, 2009, the Council adopted Ordinance No. 2260 ordering improvements for the Southcenter area by establishing the formation of Local Improvement District (LID) #33 Tukwila Urban Center Access (Klickitat) Project. (map attached)

The road improvement was substantially completed and an opening held in October 2011. The project was closed out on February 19, 2013.

At the February 5, 2013 Finance & Safety Committee meeting, the timeline for the remaining steps for the LID were presented and discussed.

Final costs were finalized and forwarded to Macaulay & Associates, LTD, who calculated the final assessments for all properties in the LID. As required by RCW 35.44.070, Resolution 1789 was approved by Council setting the hearing date before a hearing examiner for March 27, 2013. Notices were published and mailed to all property owners informing them of the date, time, and location of the hearing and included instructions for making written objections and protests to the proposed assessment on the final assessment roll. A total of 8 appeals were received within the established deadline. The hearing was convened and commenced before the Hearing Examiner on March 27, 2013, and evidence and testimony were received for the purpose of considering the assessment roll and the benefits to be received by each parcel within the LID. At the conclusion of the hearing, all evidence presented was given to the Hearing Examiner for his review.

The Hearing Examiner completed his review and delivered to the city, a detailed written report consisting of Findings of Fact, Conclusions of Law, and a Recommendation to the City Council on July 29, 2013 (attached). His recommendation included adjustments to several parcels owned by Segale Properties and Andover West Property, Parcel 91.

Macaulay & Associates, LTD provided the City of Tukwila with a final assessment roll that incorporated the changes recommended by the Hearing Examiner.

On August 27, 2013, City Council was provided with a link to the video of the March 27, 2013 hearing before the Hearing Examiner. The URL for the video can be found at the following link:

<http://www.tukwilawa.gov/council/LID33Video.html>

**DISCUSSION**

Once the written report was received from the Hearing Examiner, letters were mailed to all appellants providing information on the outcome of their appeal. The appellants then were given a deadline to further object to their assessment to the City Council. **As of the deadline of 5:00 p.m. on August 12, 2013, the City had received one objection** (attached). The appellant has stated that they will be in attendance at the meeting on September 3, 2013.

Although the approval of the final assessment roll is a legislative function, the Council will be sitting in its quasi-judicial capacity when it hears the one appeal filed in this matter. The City Attorney will be present to advise the Council on the applicable standard of review and assist in the procedural aspects of the hearing. The Council will need to make a determination on the record for the appeal submitted and may uphold the examiner's recommendation or modify the assessment roll based on the evidence presented during the appeal.

The Ordinance attached hereto provides for approval of the Hearing Examiner's Findings, Conclusions, and Recommendations as set forth in Exhibit A as attached to the Ordinance and confirming the assessment as recommended and shown in Exhibit B.

The Final Assessment Roll, as approved and confirmed, will be filed for collection and that payment of any assessment thereof or any portion of such assessment can be made at any time within 30 days from the date of the first publication of said notice.

**RECOMMENDATION**

The Council is being asked to hear objections to the findings of the Hearing Examiner and approve the Ordinance approving and confirming the assessment for LID No. 33.

This item is scheduled for the September 3, 2013 Council meeting.

**ATTACHMENTS**

- Hearing Examiner Findings of Fact, Conclusions of Law and Recommendation
- Final Assessment Roll
- LID #33 boundary map
- Appeal F from the Archdiocese of Seattle
- Letter sent to Archdiocese of Seattle providing notice of the Findings of the Hearing Examiner
- Letter of Objection from the Archdiocese of Seattle
- Ordinance