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Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

| | | | |
|---------------|-----------------------------|--------------------------------|------------|
| Parcel | 352404-9165 | Jurisdiction | SEATTLE |
| Name | KELLY ROBERT E SR PASTOR+CL | Levy Code | 0010 |
| Site Address | 5119 S CLOVERDALE ST 98118 | Property Type | C |
| Geo Area | 36-50 | Plat Block / Building Number | |
| Spec Area | 0-0 | Plat Lot / Unit Number | |
| Property Name | CHURCH-under construction | Quarter-Section-Township-Range | NW-35-24-4 |

Legal Description

PARCEL D SEATTLE SHORT PLAT NO 80-50 REC NO 8007310466 SD PLAT DAF - POR OF GL 2 BEG ON ELY LN OF RAINIER AVE AT PT 468.73 FT NLY OF NXN OF SD ELY LN & SLY LN OF SD GL TH S 89-54-13 E 200 FT TH N 00-07-22 W TO SELY LN OF CLOVERDALE ST TH S 47-54-48 W ALG SD SELY LN TO ELY LN OF RAINIER AVE TH S 00-07-22 E ALG SD ELY LN TO POB

LAND DATA

| | | | |
|---------------------------------|---------------------------|------------------------|----------------|
| Highest & Best Use As If Vacant | COMMERCIAL SERVICE | Percentage Unusable | 0 |
| Highest & Best Use As Improved | PRESENT USE | Unbuildable | NO |
| Present Use | Church/Welfare/Relig Srvc | Restrictive Size Shape | YES |
| Base Land Value SqFt | 30 | Zoning | NC2-40 |
| Base Land Value | 561,900 | Water | WATER DISTRICT |
| % Base Land Value Impacted | 100 | Sewer/Septic | PUBLIC |
| Base Land Valued Date | 11/4/2011 | Road Access | PUBLIC |
| Base Land Value Tax Year | 2013 | Parking | |
| Land SqFt | 18,732 | Street Surface | PAVED |
| Acres | 0.43 | | |

Views

| | |
|------------------|--|
| Rainier | |
| Territorial | |
| Olympics | |
| Cascades | |
| Seattle Skyline | |
| Puget Sound | |
| Lake Washington | |
| Lake Sammamish | |
| Lake/River/Creek | |
| Other View | |

Waterfront

| | |
|------------------------------|----|
| Waterfront Location | |
| Waterfront Footage | |
| Lot Depth Factor | |
| Waterfront Bank | |
| Tide/Shore | |
| Waterfront Restricted Access | |
| Waterfront Access Rights | NO |
| Poor Quality | |
| Proximity Influence | NO |

Designations

| | |
|-----------------------------------|----|
| Historic Site | |
| Current Use | |
| Nbr Bldg Sites | |
| Adjacent to Golf Fairway | NO |
| Adjacent to Greenbelt | NO |
| Other Designation | NO |
| Deed Restrictions | NO |
| Development Rights Purchased | NO |
| Easements | NO |
| Native Growth Protection Easement | NO |
| DNR Lease | NO |

Nuisances

| | |
|-----------------|-----|
| Topography | YES |
| Traffic Noise | |
| Airport Noise | |
| Power Lines | NO |
| Other Nuisances | NO |

Problems

| | |
|----------------------------|----|
| Water Problems | NO |
| Transportation Concurrency | NO |
| Other Problems | NO |

Environmental

| | |
|---------------|----|
| Environmental | NO |
|---------------|----|

BUILDING

Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
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| | |
|--------------------------------|----------------------|
| Building Number | 1 |
| Building Description | Church |
| Number Of Buildings Aggregated | 1 |
| Predominant Use | CHURCH (309) |
| Shape | Rect or Slight Irreg |
| Construction Class | WOOD FRAME |
| Building Quality | AVERAGE |
| Stories | 1 |
| Building Gross Sq Ft | 4,156 |
| Building Net Sq Ft | 2,078 |
| Year Built | 2007 |
| Eff. Year | 2007 |
| Percentage Complete | 30 |
| Heating System | (unknown) |
| Sprinklers | |
| Elevators | |

Picture of Building 2



Floor plan of Building 2

LEGEND

- PARCEL #
- APPRAISER
- DRAW DATE
- REV DATE
- FIREPLACE (
- BSMT
- 1ST FL
- 1/2 FL
- 2ND FL
- 3RD
- UNFIN 1/2
- UNFIN FULL
- BSMT GAR
- ATT GAR
- CARPORT
- OP
- ENC P
- DECK



Section(s) Of Building Number: 1

| Section Number | Section Use | Description | Stories | Height | Floor Number | Gross Sq Ft | Net Sq Ft |
|----------------|---------------------------------|-------------|---------|--------|--------------|-------------|-----------|
| 1 | CHURCH WITH SUNDAY SCHOOL (308) | | 1 | 8 | 0 | 2,078 | 2,078 |
| 2 | BASEMENT, UNFINISHED (703) | | 1 | 8 | 0 | 2,078 | 0 |



TAX ROLL HISTORY

| Account | Valued Year | Tax Year | Omit Year | Levy Code | Appraised Land Value | Appraised Imps Value | Appraised Total Value | New Dollars | Taxable Land Value | Taxable Imps Value | Taxable Total Value | Tax Value Reason |
|--------------|-------------|----------|-----------|-----------|----------------------|----------------------|-----------------------|-------------|--------------------|--------------------|---------------------|------------------|
| 352404916509 | 2011 | 2012 | | 0010 | \$561,900 | \$287,900 | \$849,800 | \$0 | \$561,900 | \$287,900 | \$849,800 | |
| 352404916509 | 2010 | 2011 | | 0010 | \$561,900 | \$266,500 | \$828,400 | \$0 | \$561,900 | \$266,500 | \$828,400 | |
| 352404916509 | 2009 | 2010 | | 0010 | \$561,900 | \$273,000 | \$834,900 | \$0 | \$561,900 | \$273,000 | \$834,900 | |
| 352404916509 | 2008 | 2009 | | 0010 | \$561,900 | \$273,000 | \$834,900 | \$0 | \$561,900 | \$273,000 | \$834,900 | |
| 352404916509 | 2007 | 2008 | | 0010 | \$271,600 | \$80,400 | \$352,000 | \$80,400 | \$271,600 | \$80,400 | \$352,000 | |
| 352404916509 | 2006 | 2007 | | 0010 | \$224,700 | \$0 | \$224,700 | \$0 | \$224,700 | \$0 | \$224,700 | |
| 352404916509 | 2005 | 2006 | | 0010 | \$224,700 | \$0 | \$224,700 | \$0 | \$224,700 | \$0 | \$224,700 | |
| 352404916509 | 2004 | 2005 | | 0010 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | |
| 352404916509 | 2003 | 2004 | | 0010 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | |
| 352404916509 | 2002 | 2003 | | 0010 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | \$0 | \$168,500 | |
| 352404916509 | 2001 | 2002 | | 0010 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | |
| 352404916509 | 2000 | 2001 | | 0010 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | |
| 352404916509 | 1999 | 2000 | | 0010 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | \$0 | \$149,800 | |
| 352404916509 | 1998 | 1999 | | 0010 | \$105,500 | \$0 | \$105,500 | \$0 | \$105,500 | \$0 | \$105,500 | |
| 352404916509 | 1997 | 1998 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$84,300 | \$0 | \$84,300 | |
| 352404916509 | 1996 | 1997 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$84,300 | \$0 | \$84,300 | |
| 352404916509 | 1994 | 1995 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$84,300 | \$0 | \$84,300 | |
| 352404916509 | 1992 | 1993 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$74,900 | \$0 | \$74,900 | |
| 352404916509 | 1990 | 1991 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$74,900 | \$0 | \$74,900 | |
| 352404916509 | 1988 | 1989 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$74,900 | \$0 | \$74,900 | |
| 352404916509 | 1986 | 1987 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$74,900 | \$0 | \$74,900 | |
| 352404916509 | 1984 | 1985 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$74,900 | \$0 | \$74,900 | |
| 352404916509 | 1982 | 1983 | | 0010 | \$0 | \$0 | \$0 | \$0 | \$56,200 | \$0 | \$56,200 | |

SALES HISTORY

| Excise Number | Recording Number | Document Date | Sale Price | Seller Name | Buyer Name | Instrument | Sale Reason |
|-------------------------|------------------------------|---------------|-------------|---------------------------------|----------------------------------|----------------------------------|-------------|
| 1534287 | 199703260541 | 3/25/1997 | \$84,300.00 | APPEL WILLIAM N+HARRIOT R ET AL | KELLY ROBERT E SR+CLARA MAE | Statutory Warranty Deed | None |
| 1516884 | 199611271479 | 11/27/1996 | \$60,000.00 | APPEL&GLUECK P C | APPEL WILLIAM N+GLUECK WILLIAM J | Quit Claim Deed | Other |
| 1461940 | 199512201002 | 12/12/1995 | \$0.00 | ARENAS F BENJAMIN | APPEL & GLUECK P C | Judgment Pursuant to Stipulation | Settlement |
| 1461938 | 199512201001 | 12/12/1995 | \$0.00 | ARENAS PATRICIA MC DONALD | APPEL & GLUECK P C | Judgment Pursuant to Stipulation | Settlement |
| 1256859 | 199207101497 | 5/12/1992 | \$0.00 | MARCELO ANITA | MARCELO JAIME | Quit Claim Deed | Settlement |

REVIEW HISTORY

| Tax Year | Review Number | Review Type | Appealed Value | Hearing Date | Settlement Value | Decision | Status |
|----------|---------------|---------------------|----------------|--------------|------------------|----------|-----------|
| 2010 | R188023 | Review - Assessment | \$0 | 1/1/1900 | \$0 | | Completed |

PERMIT HISTORY

| Permit Number | Permit Description | Type | Issue Date | Permit Value | Permit Status | Issuing Jurisdiction | Reviewed Date |
|------------------------|--------------------|---------------|------------|--------------|---------------|----------------------|---------------|
| 752633 | | Building, New | 8/29/2005 | \$339,000 | Screened | SEATTLE | 5/29/2009 |
| 727249 | | Building, New | 4/16/2002 | \$0 | Complete | SEATTLE | 3/31/2008 |

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