Appendix D: Right of Way Acquisition & Easments

Pipe Right Of Way Costs

Description	Unit	Tabula 9/05 cost based Seattle ENR CCI Index	Recommended Costs for input into Tabula		WSDOT Real Estate Services 5/2005 SR 520 Corridor	Acquisition Cost based on Regional Land Value Increases
		1.176				
Right of Way						
Residential-Urban	SF	$26	**$45**		$45	$44
Permanent Easements	SF	$8	**$14**		$14	$13
Residential-Suburban	SF	$12	**$36**		$30	$36
Residential-Rural	SF	$6	**$30**			$30
Industrial	SF	$18	**$23**			$23
Permanent Easements	SF	$4	**$7**			$7
Office/Commercial	SF	$29	**$37**		$30	$37
Permanent Easements	SF	$7	**$11**		$9	$11

King County Land Values

Area	2001 Acquisition Cost based on 1999 Value ($/sf)	Increase from 1999	Current Acquisition Cost ($/sf)	Permanent Easement (30% value) ($/sf)
Industrial	$15	+56.6%	$23	$7
Commercial	$25	+47.0%	$37	$11
(Retail)	$25	+81.5%	$45	$14
(Office)	$25	+12.6%	$28	$9
Residential				
Urban	$22	+98.6%	$44	$13
Suburban	$22	+63.5%	$36	$11
Rural	$22	+41.8%	$31	$9

The above values are based on King County Assessor Area Reports - Executive Summary Reports from 2000 and 2005. The increase in value between 1999 and 2005 was determined and this increase in value was applied to acquisition values given in 2001 memo. These values are for land only and do not include improvements to the land.

Category	City	1999 Av. Land Value	2005 Average Land Value	Change in Value	% Change
Urban	Broadview/BlueRidge/Shilshole	157,300	217,100	59800	38.02
	Bitter/Haller Lakes/Northgate	76,200	126,500	50300	66.01
	W. Shoreline	118,700	217,100	98400	82.90
	N. Greenwood	74,400	155,900	81500	109.54
	Laurelhurst/Windermere	209,300	480,200	270900	129.43
	Central Shoreline	70,900	122,900	52000	73.34
	Northgate/Maple Leaf	81,200	185,000	103800	127.83
	E. Ballard	71,000	168,400	97400	137.18
	Phinney Ridge/Greenwood/Fremont	87,900	177,400	89500	101.82
	Ravenna/U.District	102,500	217,600	115100	112.29
	View Ridge	147,800	350,200	202400	136.94
	Green Lake	90,100	189,600	99500	110.43
	Wallingford	93,000	197,100	104100	111.94
	Wedgewood/Bryant	99,100	203,100	104000	104.94
	W. Ballard	92,100	150,000	57900	62.87
	Lake City	82,700	139,500	56800	68.68
	Mercer Island	293,900	546,400	252500	85.91
	Rainier Beach	60,500	105,700	45200	74.71
	Capitol Hill	163,400	382,400	219000	134.03
	Central Area	55,600	143,900	88300	158.81
	Fauntleroy	102,400	190,300	87900	85.84
	Madison Park	187,300	519,300	332000	177.26
	Magnolia	174,700	248,900	74200	42.47
	Mount Baker *	101,400	165,100	63700	62.82
	N. Beacon Hill	50,800	84,000	33200	65.35
	N. Central West Seattle	85,900	203,400	117500	136.79
	Queen Anne	140,500	267,300	126800	90.25
	Rainer Valley	45,900	80,800	34900	76.03
	E. West Seattle	34,400	75,600	41200	119.77
	Skyway	45,900	88,500	42600	92.81
	S. Beacon Hill	47,800	80,800	33000	69.04
	S. Central West Seattle	86,900	155,900	69000	79.40
	South Park/Georgetown	26,500	75,600	49100	185.28
	W. West Seattle	144,900	254,700	109800	75.78
	White Center	42,400	75,600	33200	78.30
	Average	**101,294**	**201,194**	**99900**	**98.62**
	* Data from 2004				
Suburban	Central Sammamish Plateau	96,900	139,500	42600	43.96
	Bridle Trails	124,500	267,600	143100	114.94
	Crossroads	90,900	189,700	98800	108.69
	Kirkland	124,800	304,100	179300	143.67
	Kingsgate/Queensgate(Kirkland)	76,000	141,900	65900	86.71
	L. Sammamish/Rose Hill	135,800	131,400	-4400	-3.24
	N. Sammamish Plateau	103,600	146,600	43000	41.51
	N. Redmond	106,300	220,200	113900	107.15
	Suburban Woodenville/Redmond	113,300	181,500	68200	60.19
	Inglewood/Finn Hill/Juanita	105,700	177,700	72000	68.12
	Kenmore/Bothell	80,200	136,500	56300	70.20
	E. Renton & Suburbs	63,900	109,100	45200	70.74
	Mirrormont/Cedar River	86,400	136,000	49600	57.41

Category	City	1999 Av. Land Value	2005 Average Land Value	Change in Value	% Change
	Eastgate/Factoria	104,800	194,000	89200	85.11
	Newcastle	79,000	130,600	51600	65.32
	Newport Shores/Kennydale	229,900	355,500	125600	54.63
	Renton & Kent suburbs	59,000	112,000	53000	89.83
	Fairwood	57,100	92,700	35600	62.35
	Auburn	48,900	62,300	13400	27.40
	Kentridge	49,800	72,200	22400	44.98
	Boulevard/Riverton	39,300	62,700	23400	59.54
	Lea Hill	62,400	89,500	27100	43.43
	Burien	48,000	82,600	34600	72.08
	Redondo/Dash Point	80,200	120,400	40200	50.12
	Des Moines	48,300	68,400	20100	41.61
	Kent/Meridian	59,800	85,300	25500	42.64
	SeaTac	46,200	69,400	23200	50.22
	Federal Way	50,600	68,700	18100	35.77
	Shorewood/Normandy Park	114,400	149,200	34800	30.42
	Star Lake	48,400	66,200	17800	36.78
	Jovita/Algona/Pacific	46,600	67,700	21100	45.28
	Twin Lakes	47,300	65,000	17700	37.42
	Average	**82,134**	**134,256**	**52122**	**63.46**
Rural	E. Rural KC (Cascades)	59,800	28,000	-31800	-53.18
	N. Bend/Snoqualmie/Fall City/Preston	95,900	146,000	50100	52.24
	NE Rural KC (Cascades)	59,800	28,000	-31800	-53.18
	Snoqualmie Valley	71,400	130,800	59400	83.19
	Woodenville/Cottage Lake/Samm. Valley	106,600	143,800	37200	34.90
	Black Diamond/Maple Valley	63,300	108,400	45100	71.25
	Lake Youngs	62,300	101,300	39000	62.60
	Covington	50,000	78,100	28100	56.20
	Enumclaw	48,800	80,900	32100	65.78
	Enumclaw Plateau	83,000	120,900	37900	45.66
	S.I.R. to Morton	68,200	94,400	26200	38.42
	Issaquah to May Valley	117,600	180,500	62900	53.49
	Green River Valley	48,100	68,700	20600	42.83
	Vashon Island	90,200	143,900	53700	59.53
	Average	**73,214**	**103,836**	**30,622**	**41.83**
Industrial	King County	**312,299,700**	**488,970,100**	**176670400**	**56.57**
Office	King County (Major Office Buildings)	**4560987**	**5133947**	**572960**	**12.56**
Retail	King County (Major Retail Properties)	**2959951**	**5371748**	**2411797**	**81.48**

Moore, Craig/SEA

From: Salter, Jim [SALTERJ@wsdot.wa.gov]
Sent: Wednesday, May 25, 2005 3:39 PM
To: Moore, Craig/SEA
Cc: Wornell, Greg
Subject: SR 520 CEVP RW Costs

Attachments: Four Lane Costs.xls; Six Lane Costs.xls

Four Lane Costs.xls
(51 KB)

Six Lane Costs.xls
(62 KB)

Craig-

Attached are the spread sheets for the right of way costs by segment. I will be working on fine tuning the information over the next week. If you have any questions please let me know.

James M. Salter
Urban Corridors Office
Real Estate Services Manager
360 705-7312
206 499-0424 cell

<<Four Lane Costs.xls>> <<Six Lane Costs.xls>>

Six Lane Impacted Parcels											6 Lane		
MAP LABEL		PIN	TAXPAYER	LAND USE	AV Land	Area	$/Lot SF	AV Imp	Total	GIS LOT SQFT	AFFECTED AREA	PERCENT IMPACTED
I-5 Section												
0300	1	1912100300	BOYD MELTON	SFR	380,000	6,500	58.46	504,000	884,000	6,675.53	120.99	1.81%
0390	1	1912100390	BOYD MELTON	SFR	198,000	5,952	33.27	232,000	430,000	6,134.67	123.32	2.01%
0555	1	1912100555	BRAINARD RICHARD & NANCY	SFR	233,000	5,700	40.88	270,000	503,000	5,722.80	40.32	0.70%
0630	1	1912100630	BRAINARD RICHARD & NANCY	Vacant	7,500	1,500	5.00	0	0	1,728.77	77.54	4.49%
0285	1	5535100285	SEATTLE CITY OF - FFD	Public	110,900	11,099	9.99	602,400	713,300	11,218.63	7.72	0.07%
Portage Bay Section												
5555	2	0000005555		Open Space	0	0		0	0	1,162.46	1,162.46	100.00%
0340	2	4088800340	MAYER THEODORE B		19,000	0		0	19,000	1,842.68	1,842.68	100.00%
0425	2	4088800425	QUEEN CITY YACHT CLUB	Commercial	6,000,000	402,306	14.91	1,000	6,001,000	402,612.16	4,136.67	1.03%
0080	2	4089400080	STATE OF WASHINGTON	Open Space	1,000	47,480	0.02	0	1,000	10,517.77	6,762.87	64.30%
0080	2	4089400080	STATE OF WASHINGTON	Vacant	1,000	47,480	0.02	0	1,000	34,999.06	12,587.18	35.96%
0222	2	4089400222	WASH STATE DEPT OF NATL RES	Commercial	2,117,000	105,850	20.00	0	2,117,000	383,585.81	2,390.10	0.62%
2280	2	6788202280	CITY OF SEATTLE PARKS DEPT	Open Space	11,421,400	1,142,143	10.00	1,000	11,422,400	867,485.56	0.34	0.00%
2280	2	6788202280	CITY OF SEATTLE PARKS DEPT	Open Space	11,421,400	1,142,143	10.00	1,000	11,422,400	261,448.99	96,765.69	37.01%
0001	2	8805900001	US DEPT OF COMMERCE	Public	5,424,700	180,825	30.00	3,493,100	8,917,800	20,286.50	14,165.57	69.83%
0001	2	8805900001	US DEPT OF COMMERCE	Public						7,277.26	7,150.83	98.26%
0001	2	8805900001	US DEPT OF COMMERCE	Public						72,069.00	9,824.47	13.63%
0001	2	8805900001	US DEPT OF COMMERCE	Public						17,460.17	7,750.57	44.39%
1082	2	8805901082	STATE OF WASHINGTON	Vacant	868,500	28,950	30.00	0	868,500	26,567.44	25,706.42	96.76%
Montlake Section												
9048	3	2125049048	THE ARBORETUM FOUNDATION	Open Space	570,000	130,168	4.38	0	570,000	157,716.42	91,223.98	57.84%
0015	3	4116100015	CITY OF SEATTLE PARKS DEPT	Open Space	391,700	15,670	25.00	2,647,500	3,039,200	64,910.44	64,910.41	100.00%
0450	3	5605000450	CITY OF SEATTLE PARKS DEPT	Open Space	415,000	10,884	38.13	0	415,000	10,987.84	3,313.66	30.16%
0646	3	5605000646	CITY OF SEATTLE PARKS DEPT	Open Space	952,000	77,536	12.28	0	952,000	113,293.46	41,085.00	36.26%
0646	3	5605000646	CITY OF SEATTLE PARKS DEPT	Open Space	952,000	77,536	12.28	0	952,000	113,293.46	34.94	0.03%
0002	3	8805900002	UNIVERSITY OF WASHINGTON	Vacant	1,499,200	49,975	30.00	0	1,499,200	2,327.21	999.41	42.94%
0002	3	8805900002	UNIVERSITY OF WASHINGTON	Vacant						40,549.39	40,359.89	99.53%
1070	3	8805901070	FREEMAN KEMPER JR	Commercial	85,000	1,700	50.00	0	85,000	1,719.20	1,557.26	90.58%
1085	3	8805901085	HARTS SERVICE CENTER	Commercial	525,000	10,500	50.00	142,800	667,800	10,752.58	6,732.44	62.61%
1090	3	8805901090	FREEMAN KEMPER JR	Commercial	810,000	16,200	50.00	1,000	811,000	16,572.68	70.84	0.43%

Six Lane Impacted Parcels					6 Lane						
MAP LABEL		PIN	TAXPAYER	Land/SF	Land	Imp	Relo	Labor	Demo	Inc	Total
I-5 Section											
0300	1	1912100300	BOYD MELTON	*$50.00*	$6,050			$907		$1,739	$8,697
0390	1	1912100390	BOYD MELTON	*$50.00*	$6,166			$925		$1,773	$8,864
0555	1	1912100555	BRAINARD RICHARD & NANCY	*$50.00*	$2,016			$302		$580	$2,898
0630	1	1912100630	BRAINARD RICHARD & NANCY	*$50.00*	$3,877			$582		$1,115	$5,573
0285	1	5535100285	SEATTLE CITY OF - FFD	*$35.00*	$500			$75		$144	$719
					$18,608	$0	$0	$2,791	$0	$5,350	**$26,750**
Portage Bay Section											
5555	2	0000005555		*$10.00*	$11,625			$1,744		$3,342	$16,710
0340	2	4088800340	MAYER THEODORE B	*$15.00*	$27,640			$4,146		$7,947	$39,733
0425	2	4088800425	QUEEN CITY YACHT CLUB		$750,000	$250,000	$200,000	$180,000	$200,000	$395,000	$1,975,000
0080	2	4089400080	STATE OF WASHINGTON	*$0.00*	$0			$10,000		$2,500	$12,500
0080	2	4089400080	STATE OF WASHINGTON	*$0.00*	$0			$0		$0	$0
0222	2	4089400222	WASH STATE DEPT OF NATL RES	*$0.00*	$0			$0		$0	$0
2280	2	6788202280	CITY OF SEATTLE PARKS DEPT	*$10.00*	$3			$1		$1	$5
2280	2	6788202280	CITY OF SEATTLE PARKS DEPT	*$10.00*	$967,657			$145,149		$278,201	$1,391,007
0001	2	8805900001	US DEPT OF COMMERCE	*$65.00*	$920,762	$2,000,000	$250,000	$475,614	$250,000	$974,094	$4,870,471
0001	2	8805900001	US DEPT OF COMMERCE	*$65.00*	$464,804			$69,721		$133,631	$668,155
0001	2	8805900001	US DEPT OF COMMERCE	*$65.00*	$638,590			$95,789		$183,595	$917,974
0001	2	8805900001	US DEPT OF COMMERCE	*$65.00*	$503,787			$75,568		$144,839	$724,194
1082	2	8805901082	STATE OF WASHINGTON	*$50.00*	$1,285,321			$192,798		$369,530	$1,847,649
					$5,570,189	$2,250,000	$450,000	$1,250,528	$450,000	$2,492,679	**$12,463,397**
Montlake Section											
9048	3	2125049048	THE ARBORETUM FOUNDATION	*$30.00*	$2,736,720			$410,508		$786,807	$3,934,034
0015	3	4116100015	CITY OF SEATTLE PARKS DEPT	*$35.00*	$2,271,865	$8,000,000	$500,000	$1,615,780	$500,000	$3,221,911	$16,109,555
0450	3	5605000450	CITY OF SEATTLE PARKS DEPT	*$50.00*	$549,392			$82,409		$157,950	$789,751
0646	3	5605000646	CITY OF SEATTLE PARKS DEPT	*$35.00*	$1,437,975			$215,696		$413,418	$2,067,089
0646	3	5605000646	CITY OF SEATTLE PARKS DEPT	*$35.00*	$1,223			$183		$352	$1,758
0002	3	8805900002	UNIVERSITY OF WASHINGTON	*$35.00*	$81,452			$12,218		$23,418	$117,088
0002	3	8805900002	UNIVERSITY OF WASHINGTON	*$35.00*	$1,419,229			$212,884		$408,028	$2,040,141
1070	3	8805901070	FREEMAN KEMPER JR	*$75.00*	$128,940			$19,341		$37,070	$185,352
1085	3	8805901085	HARTS SERVICE CENTER	*$75.00*	$806,443		$100,000	$135,966		$260,602	$1,303,012
1090	3	8805901090	FREEMAN KEMPER JR	*$75.00*	$1,242,951		$200,000	$216,443		$414,848	$2,074,242

Six Lane Impacted Parcels											6 Lane		
MAP LABEL		PIN	TAXPAYER	LAND USE	AV Land	Area	$/Lot SF	AV Imp	Total	GIS LOT SQFT	AFFECTED AREA	PERCENT IMPACTED
Westside Approach Section												
0004	4	0000000004		Open Space	0	0		0	0	19,554.05	535.97	2.74%
9001	4	2125049001	CITY OF SEATTLE PARKS DEPT	Open Space	904,000	988,812	0.91	0	904,000	273,034.34	466.74	0.17%
0275	4	4114600275	UNIVERSITY OF WASHINGTON	Open Space	448,000	490,050	0.91	0	448,000	354,095.85	116,039.30	32.77%
1090	4	6788201090	CITY OF SEATTLE	Open Space	915,000	144,183	6.35	0	915,000	71,553.72	1,034.53	1.45%
Eastside Communities Section												
0200	5	0540100200	RAITZ ROBERT J	500	200,000	42,937	4.66	0	200,000	42,764.61	1,804.57	4.22%
0205	5	0540100205	EXECUTIVE HOUSE INC	Vacant	154,000	25,378	6.07	0	154,000	25,085.62	195.25	0.78%
0726	5	0540100726	TOWN OF HUNTS POINT	Open Space	562,000	85,813	6.55	20,000	582,000	82,848.29	4.74	0.01%
0775	5	0540100775	MIZELL KENNETH G	SFR	200,000	30,900	6.47	308,000	508,000	28,230.50	9.31	0.03%
0860	5	0540100860	RICCI DORIS	SFR	247,000	17,970	13.75	465,000	712,000	17,883.16	2.66	0.01%
9009	5	1925059009	PADDLEFORD JAMES	SFR	303,000	29,315	10.34	374,000	677,000	29,356.62	146.25	0.50%
9018	5	1925059018	EMARD J KEITH	SFR	283,000	15,657	18.07	668,000	951,000	19,259.90	18.66	0.10%
9022	5	1925059022	TOWN OF YARROW POINT	Open Space	1,936,000	485,258	3.99	0	1,936,000	475,481.91	559.02	0.12%
9022	5	1925059022	TOWN OF YARROW POINT	Open Space	1,936,000	485,258	3.99	0	1,936,000	475,481.91	12.74	0.00%
9022	5	1925059022	TOWN OF YARROW POINT	Open Space	1,936,000	485,258	3.99	0	1,936,000	475,481.91	2,915.31	0.61%
9041	5	1925059041	TOWN OF HUNTS POINT	Public	374,000	70,131	5.33	57,000	431,000	30,951.46	1.95	0.01%
9056	5	1925059056	LUNDGREN STEVEN V	SFR	259,000	33,582	7.71	232,000	491,000	33,111.64	461.00	1.39%
9056	5	1925059056	LUNDGREN STEVEN V	SFR						223.24	27.07	12.13%
9057	5	1925059057	CLIFTON JAMES F	SFR	393,000	39,138	10.04	70,000	463,000	39,179.51	89.27	0.23%
9087	5	1925059087	BOYLE JOHN T	SFR	233,000	18,730	12.44	82,000	315,000	17,691.18	95.93	0.54%
9116	5	1925059116	STRIGENZ ANDREW T	SFR	288,000	20,000	14.40	630,000	918,000	20,391.63	89.48	0.44%
9118	5	1925059118	CLIFTON JAMES F	SFR	231,000	18,807	12.28	76,000	307,000	18,571.02	444.50	2.39%
9132	5	1925059132	LAABS LAIRD B	SFR	360,000	25,265	14.25	434,000	794,000	25,615.40	37.45	0.15%
9143	5	1925059143	MONTASERI SASAN	SFR	293,000	16,540	17.71	133,000	426,000	17,637.19	87.36	0.50%
9184	5	1925059184	TOSCO MARKETING CO	Commercial	273,200	18,217	15.00	383,600	656,800	18,338.65	14.60	0.08%
9219	5	1925059219	BELCHSCHMIDT RALPH SEAN	SFR	133,000	9,800	13.57	160,000	293,000	4,963.77	679.19	13.68%
9229	5	1925059229	STATE OF WASHINGTON	Vacant	363,000	60,200	6.03	0	363,000	57,886.52	1,961.36	3.39%
9243	5	1925059243	PRINEAS STACY	SFR	288,000	18,526	15.55	1,046,000	1,334,000	19,719.73	155.52	0.79%
9244	5	1925059244	HESSLER SCOTT A	SFR	288,000	20,001	14.40	704,000	992,000	19,634.04	0.49	0.00%
9254	5	1925059254	BAIRD HUGH	SFR	889,000	73,616	12.08	252,000	1,141,000	73,731.53	1,386.52	1.88%
9261	5	1925059261	WRIGHT CLARENCE	Vacant	500	60	8.33	0	500	43.45	15.64	35.99%
9267	5	1925059267	ASHE JOHN	SFR	231,000	19,010	12.15	355,000	586,000	19,119.02	33.30	0.17%
9270	5	1925059270	GUZEK STEPHEN F	SFR	190,000	51,366	3.70	404,000	594,000	27,188.68	10,996.04	40.44%
9270	5	1925059270	GUZEK STEPHEN F	SFR	190,000	51,366	3.70	404,000	594,000	27,188.68	10,996.04	40.44%

Six Lane Impacted Parcels					6 Lane						
MAP LABEL		PIN	TAXPAYER	Land/SF	Land	Imp	Relo	Labor	Demo	Inc	Total
					$10,676,189	$8,000,000	$800,000	$2,921,428	$500,000	$5,724,404	**$28,622,022**
Westside Approach Section											
0004	4	0000000004		*$10.00*	$5,360			$804		$1,541	$7,705
9001	4	2125049001	CITY OF SEATTLE PARKS DEPT	*$10.00*	$4,667			$700		$1,342	$6,709
0275	4	4114600275	UNIVERSITY OF WASHINGTON	*$10.00*	$1,160,393			$174,059		$333,613	$1,668,065
1090	4	6788201090	CITY OF SEATTLE	*$10.00*	$10,345			$1,552		$2,974	$14,871
					$1,180,765	$0	$0	$177,115	$0	$339,470	**$1,697,350**
Eastside Communities Section											
0200	5	0540100200	RAITZ ROBERT J	*$13.50*	$24,362			$3,654		$7,004	$35,020
0205	5	0540100205	EXECUTIVE HOUSE INC	*$13.50*	$2,636			$395		$758	$3,789
0726	5	0540100726	TOWN OF HUNTS POINT	*$13.50*	$64			$10		$18	$92
0775	5	0540100775	MIZELL KENNETH G	*$13.00*	$121			$18		$35	$174
0860	5	0540100860	RICCI DORIS	*$17.00*	$45			$7		$13	$65
9009	5	1925059009	PADDLEFORD JAMES	*$12.00*	$1,755			$263		$505	$2,523
9018	5	1925059018	EMARD J KEITH	*$20.00*	$373			$56		$107	$536
9022	5	1925059022	TOWN OF YARROW POINT	*$10.00*	$5,590			$839		$1,607	$8,036
9022	5	1925059022	TOWN OF YARROW POINT	*$10.00*	$127			$19		$37	$183
9022	5	1925059022	TOWN OF YARROW POINT	*$10.00*	$29,153			$4,373		$8,382	$41,908
9041	5	1925059041	TOWN OF HUNTS POINT	*$10.67*	$21			$3		$6	$30
9056	5	1925059056	LUNDGREN STEVEN V	*$15.00*	$6,915			$1,037		$1,988	$9,940
9056	5	1925059056	LUNDGREN STEVEN V	*$10.00*	$271			$41		$78	$389
9057	5	1925059057	CLIFTON JAMES F	*$15.00*	$1,339			$201		$385	$1,925
9087	5	1925059087	BOYLE JOHN T	*$15.00*	$1,439			$216		$414	$2,069
9116	5	1925059116	STRIGENZ ANDREW T	*$18.00*	$1,611			$242		$463	$2,315
9118	5	1925059118	CLIFTON JAMES F	*$16.00*	$7,112			$1,067		$2,045	$10,224
9132	5	1925059132	LAABS LAIRD B	*$18.25*	$683			$103		$196	$982
9143	5	1925059143	MONTASERI SASAN	*$20.00*	$1,747			$262		$502	$2,512
9184	5	1925059184	TOSCO MARKETING CO	*$22.50*	$328			$49		$94	$472
9219	5	1925059219	BELCHSCHMIDT RALPH SEAN	*$16.25*	$175,000	$250,000	$75,000	$75,000	$40,000	$153,750	$768,750
9229	5	1925059229	STATE OF WASHINGTON	*$13.50*	$26,478			$3,972		$7,613	$38,063
9243	5	1925059243	PRINEAS STACY	*$19.50*	$3,033			$455		$872	$4,359
9244	5	1925059244	HESSLER SCOTT A	*$18.00*	$9			$1		$3	$13
9254	5	1925059254	BAIRD HUGH	*$15.00*	$20,798			$3,120		$5,979	$29,897
9261	5	1925059261	WRIGHT CLARENCE	*$20.00*	$313			$47		$90	$450
9267	5	1925059267	ASHE JOHN	*$16.00*	$533			$80		$153	$766
9270	5	1925059270	GUZEK STEPHEN F	*$5.00*	$54,980			$8,247		$15,807	$79,034
9270	5	1925059270	GUZEK STEPHEN F	*$5.00*	$54,980			$8,247		$15,807	$79,034

Six Lane Impacted Parcels											6 Lane		
MAP LABEL		PIN	TAXPAYER	LAND USE	AV Land	Area	$/Lot SF	AV Imp	Total	GIS LOT SQFT	AFFECTED AREA	PERCENT IMPACTED
9999	5	2025049999			0	0		0	0	6,109.74	5.75	0.09%
9168	5	2025059168	CITY OF BELLEVUE	Vacant	24,000	21,842	1.10	0	24,000	17,588.84	7,659.48	43.55%
9168	5	2025059168	CITY OF BELLEVUE	Vacant						5,124.18	4,056.59	79.17%
9171	5	2025059171	STATE OF WASHINGTON	Vacant	24,000	26,220	0.92	0	24,000	26,501.34	18,599.71	70.18%
9174	5	2025059174	STATE OF WASHINGTON	Vacant	24,000	12,714	1.89	0	24,000	12,730.29	5,725.03	44.97%
9071	5	2425049071	SCHULER DORIN A	SFR	1,163,000	33,548	34.67	11,000	1,174,000	32,334.35	25,980.87	80.35%
9072	5	2425049072	ELLIOTT OLIVER JR	SFR	721,000	44,548	16.18	10,000	731,000	43,343.31	33,543.45	77.39%
9088	5	2425049088	CITY OF MEDINA	Open Space	10,969,000	451,477	24.30	70,000	11,039,000	438,994.98	3,991.10	0.91%
9104	5	2425049104	BELLEVUE SCHOOL DISTRICT	Public	6,784,700	452,315	15.00	441,700	68,288,700	361,315.93	4,883.88	1.35%
9104	5	2425049104	BELLEVUE SCHOOL DISTRICT	Public						91,369.42	4,615.09	5.05%
9181	5	2425049181	SCHULER DORIN A	SFR	515,000	22,380	23.01	406,000	921,000	22,370.90	289.20	1.29%
9259	5	2425049259	BARBER ROGER L	SFR	618,000	23,520	26.28	205,000	823,000	25,486.54	4,513.80	17.71%
0055	5	2472700055	MADDEN DALE	SFR	1,133,000	48,787	23.22	2,365,000	3,498,000	53,355.74	1,127.15	2.11%
0056	5	2472700056	CITY OF BELLEVUE	Vacant	5,000	4,800	1.04	0	5,000	4,800.03	579.53	12.07%
0060	5	2472700060	AUBIN STELLA E	SFR	1,081,000	37,412	28.89	882,000	1,963,000	42,377.42	176.74	0.42%
0085	5	2472700085	MCKNIGHT ANNA	SFR	1,153,000	17,189	67.08	445,000	1,598,000	23,274.60	3,407.82	14.64%
0110	5	2472700110	HERSHBERGER ROBERT	SFR	154,000	13,270	11.61	144,000	298,000	13,191.81	211.83	1.61%
0115	5	2472700115	ELVERT JAMES	SFR	154,000	12,084	12.74	144,000	298,000	11,976.45	415.85	3.47%
0125	5	2472700125	AKITA GUY M	SFR	154,000	12,076	12.75	139,000	293,000	11,918.14	741.47	6.22%
0130	5	2472700130	SHAH SUDHIR	SFR	154,000	12,000	12.83	157,000	311,000	11,781.97	1,246.38	10.58%
0135	5	2472700135	LOLLO LORETO	SFR	154,000	12,226	12.60	411,000	565,000	11,856.07	2,297.13	19.38%
0110	5	3536900110	SCHEL KEILL	SFR	288,000	21,318	13.51	516,000	804,000	25,335.93	1,707.97	6.74%
0120	5	3536900120	PUSCH WILLIAM	SFR	288,000	20,793	13.85	419,000	707,000	20,999.34	1,967.01	9.37%
0130	5	3536900130	MCCONKEY FREDRICK	SFR	313,000	21,027	14.89	377,000	690,000	21,150.41	2,203.61	10.42%
0140	5	3536900140	HENNING PETER	SFR	288,000	26,290	10.95	441,000	729,000	26,375.00	1,145.31	4.34%
0160	5	3537900160	PEI HENRY	SFR	286,000	24,056	11.89	214,000	500,000	24,018.61	34.75	0.14%
0165	5	3537900165	MADDEN DALE	SFR	267,000	24,056	11.10	209,000	476,000	23,985.68	1,195.45	4.98%
0170	5	3537900170	PUTNAM MARJORIE	SFR	238,000	12,042	19.76	168,000	406,000	12,012.64	920.35	7.66%
0175	5	3537900175	ALONZO EDWARD	SFR	238,000	12,000	19.83	161,000	399,000	11,970.57	844.42	7.05%
0190	5	3537900190	ROUNDS LANCE G	SFR	238,000	12,000	19.83	177,000	415,000	11,970.30	142.09	1.19%
0030	5	5427110030	CHAN WILSON	SFR	313,000	16,008	19.55	377,000	690,000	16,064.73	4.78	0.03%
0040	5	5427110040	EULAU STEPHEN M	SFR	313,000	16,007	19.55	384,000	697,000	16,020.00	467.96	2.92%
0050	5	5427110050	LIN JOSEPH	SFR	313,000	16,002	19.56	394,000	707,000	15,991.46	7.35	0.05%
8888	5	6837758888	Point on Yarrow Bay Condominiums	Multi-Family	0	0		0	0	128,520.02	6,391.39	4.97%
Bellevue Blvd. Section												
9073	6	2025059073	NORTHSTREAM YARROW BAY LLC	Commercial	433,000	10,826	40.00	1,000	434,000	11,010.75	11,010.75	100.00%

Six Lane Impacted Parcels					6 Lane						
MAP LABEL		PIN	TAXPAYER	Land/SF	Land	Imp	Relo	Labor	Demo	Inc	Total
9999	5	2025049999		*$25.00*	$144			$22		$41	$207
9168	5	2025059168	CITY OF BELLEVUE	*$5.00*	$38,297			$5,745		$11,011	$55,053
9168	5	2025059168	CITY OF BELLEVUE	*$5.00*	$20,283			$3,042		$5,831	$29,157
9171	5	2025059171	STATE OF WASHINGTON	*$0.00*	$0			$0		$0	$0
9174	5	2025059174	STATE OF WASHINGTON	*$0.00*	$0			$0		$0	$0
9071	5	2425049071	SCHULER DORIN A	*$60.00*	$2,000,000			$300,000		$575,000	$2,875,000
9072	5	2425049072	ELLIOTT OLIVER JR	*$21.00*	$925,000	$75,000	$75,000	$161,250	$40,000	$319,063	$1,595,313
9088	5	2425049088	CITY OF MEDINA	*$25.00*	$99,777			$14,967		$28,686	$143,430
9104	5	2425049104	BELLEVUE SCHOOL DISTRICT	*$15.00*	$73,258			$10,989		$21,062	$105,309
9104	5	2425049104	BELLEVUE SCHOOL DISTRICT	*$15.00*	$69,226			$10,384		$19,903	$99,513
9181	5	2425049181	SCHULER DORIN A	*$30.00*	$750,000	$100,000	$75,000	$138,750	$50,000	$278,438	$1,392,188
9259	5	2425049259	BARBER ROGER L	*$45.00*	$1,000,000			$150,000		$287,500	$1,437,500
0055	5	2472700055	MADDEN DALE	*$30.00*	$33,815			$5,072		$9,722	$48,609
0056	5	2472700056	CITY OF BELLEVUE	*$5.00*	$2,898			$435		$833	$4,165
0060	5	2472700060	AUBIN STELLA E	*$30.00*	$5,302			$795		$1,524	$7,622
0085	5	2472700085	MCKNIGHT ANNA	*$30.00*	$102,234			$15,335		$29,392	$146,962
0110	5	2472700110	HERSHBERGER ROBERT	*$15.00*	$3,177			$477		$914	$4,568
0115	5	2472700115	ELVERT JAMES	*$15.00*	$6,238			$936		$1,793	$8,967
0125	5	2472700125	AKITA GUY M	*$15.00*	$11,122			$1,668		$3,198	$15,988
0130	5	2472700130	SHAH SUDHIR	*$15.00*	$18,696			$2,804		$5,375	$26,875
0135	5	2472700135	LOLLO LORETO	*$15.00*	$34,457			$5,169		$9,906	$49,532
0110	5	3536900110	SCHEL KEILL	*$18.25*	$31,171			$4,676		$8,962	$44,808
0120	5	3536900120	PUSCH WILLIAM	*$18.25*	$35,898			$5,385		$10,321	$51,603
0130	5	3536900130	MCCONKEY FREDRICK	*$18.25*	$40,216			$6,032		$11,562	$57,810
0140	5	3536900140	HENNING PETER	*$18.25*	$20,902			$3,135		$6,009	$30,046
0160	5	3537900160	PEI HENRY	*$20.00*	$695			$104		$200	$999
0165	5	3537900165	MADDEN DALE	*$20.00*	$23,909			$3,586		$6,874	$34,369
0170	5	3537900170	PUTNAM MARJORIE	*$20.00*	$18,407			$2,761		$5,292	$26,460
0175	5	3537900175	ALONZO EDWARD	*$20.00*	$16,888			$2,533		$4,855	$24,277
0190	5	3537900190	ROUNDS LANCE G	*$20.00*	$2,842			$426		$817	$4,085
0030	5	5427110030	CHAN WILSON	*$20.00*	$96			$14		$27	$137
0040	5	5427110040	EULAU STEPHEN M	*$20.00*	$9,359			$1,404		$2,691	$13,454
0050	5	5427110050	LIN JOSEPH	*$20.00*	$147			$22		$42	$211
8888	5	6837758888	Point on Yarrow Bay Condominiums	*$15.00*	$95,871			$14,381		$27,563	$137,814
					$5,912,141	$425,000	$225,000	$984,321	$130,000	$1,919,116	**$9,595,578**
Bellevue Blvd. Section											
9073	6	2025059073	NORTHSTREAM YARROW BAY LLC	*$60.00*	$660,645	$100,000	$100,000	$129,097	$100,000	$272,435	$1,362,177

Six Lane Impacted Parcels											6 Lane	
MAP LABEL		PIN	TAXPAYER	LAND USE	AV Land	Area	$/Lot SF	AV Imp	Total	GIS LOT SQFT	AFFECTED AREA	PERCENT IMPACTED
9093	6	2025059093	NORTHSTREAM YARROW BAY LLC	Industrial	534,400	13,360	40.00	1,000	535,400	13,932.07	9,899.10	71.05%
9192	6	2025059192	NORTHSTREAM YARROW BAY LLC	Vacant	379,600	9,490	40.00	0	379,600	10,329.27	10,329.27	100.00%
9272	6	2025059272	NORTHSTREAM YARROW BAY LLC	Vacant	327,400	8,186	40.00	0	327,400	8,112.77	8,112.77	100.00%
9079	6	2825059079	PINE FOREST TRANSITORY CO	Industrial	395,300	35,945	11.00	477,000	872,300	36,192.26	254.85	0.70%
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Six Lane Impacted Parcels					6 Lane						
MAP LABEL		PIN	TAXPAYER	Land/SF	Land	Imp	Relo	Labor	Demo	Inc	Total
9093	6	2025059093	NORTHSTREAM YARROW BAY LLC	*$60.00*	$835,924			$125,389		$240,328	$1,201,641
9192	6	2025059192	NORTHSTREAM YARROW BAY LLC	*$60.00*	$619,756			$92,963		$178,180	$890,899
9272	6	2025059272	NORTHSTREAM YARROW BAY LLC	*$60.00*	$486,766			$73,015		$139,945	$699,726
9079	6	2825059079	PINE FOREST TRANSITORY CO	*$20.00*	$5,097			$765		$1,465	$7,327
					$2,608,188	$100,000	$100,000	$421,228	$100,000	$832,354	**$4,161,771**
				ıls	$25,966,082	$10,775,000	$1,575,000	$5,757,412	$1,180,000	$11,313,374	**$56,566,868**