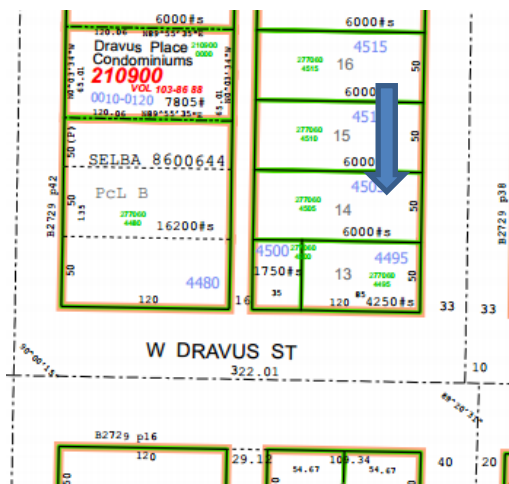


EXCESS PROPERTY DESCRIPTION
February 10, 2014

The Department of Finance and Administrative Services, as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Fire Station 20 – Interbay

PMA	Building Size	Lot Size	Year Built	Parcel #	Address	Zoning	Value	Legal Description
119	2,856	6,000	1949	277060-4505	3205 13 th Avenue W.	SF 5000	\$451k-655k	Lot 14 Block 35 Gilmans Addition



Map:

History: Fire Station 20 is one of the smallest stations in the system and houses one engine company. A new station is under construction and has an expected completion in late 2014. The 55 year old building is in poor condition, has long reached the end of its useful building life, and does not meet the emergency response operational requirements and firefighting operations, a new station is being constructed at 2800 15th Avenue West.

Documents:

7/29/2003, [121230](#), AN ORDINANCE relating to additional regular property taxes for firefighting, life-safety and other emergency responses; providing for the submission to the voters of the City, at an election to be held therein on November 4, 2003, in conjunction with the state general election to be held on the same date, of a proposition authorizing the City to levy additional regular property taxes in excess of the limitation on levies in Chapter 84.55 RCW for emergency preparedness improvements and other emergency response facilities; providing for interim financing pending tax receipts; and creating a levy oversight committee.

12/20/1948, 77610, AN ORDINANCE relating to the Building Department and accepting a deed from Olaf and Margareth Andersen to Lot 14, Block 35, Gilman Addition.

Acquisition Deeds: 1/28/1949, 3873460, Fee simple/Fee title Transfer Dated 1/28/1949 From ANDERSEN, OLAF & MARGARET To SEATTLE BUILDING DEPARTMENT, Recording Number AF 3873460.

Acquisition Fund Source: General Funds

Jurisdictional Department's estimated market value:

Change to state law (RCW 84.40.045 and 84.40.175) by the 2013 Legislature eliminated revaluation of government owned parcels. The value of this property is based upon a review of the sale of single family homes in the area with similar age, property and building size. Sales in the last year indicate the value of property ranges between a low of \$451,000 and a high of \$655,000.

Destination of funds upon sale: 2003 Fire Facilities Fund

Current easements, covenants and restrictions: None

Recommended easements, covenants and restrictions upon Transfer: None

Potential problems with property and possible measures to mitigate their recurrence: None

Neighborhood: Magnolia/Queen Anne

Legal Description: LOT 14, BLOCK 35, GILMANS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON

Adjacent Property Owners:

2770604495
Kathleen M. Fitzgerald
3203 13th Ave W.
Seattle, WA 98119

2770604510
Garriel & Grekoff C. Keeble
3207 13th Ave W.
Seattle, WA 98119

2770604500
Lane F. & Edwards S. Czaplinski
1310 W. Dravus Street
Seattle, WA 98119