

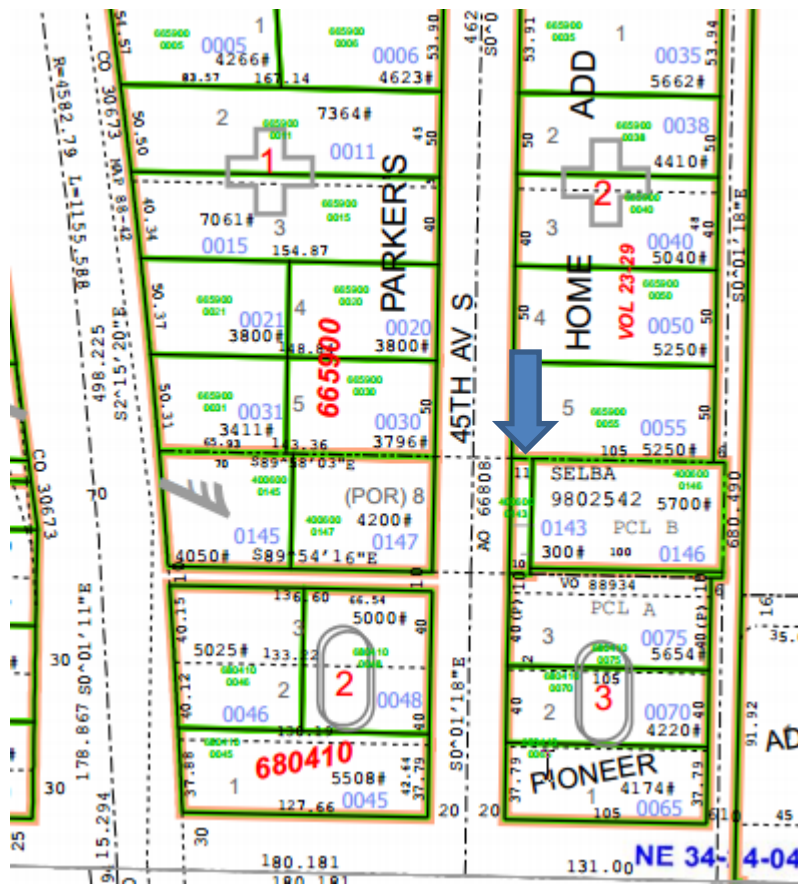
EXCESS PROPERTY DESCRIPTION
February 7, 2017

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: Snippet at 8646 45th Avenue South

| PMA # | Size | Parcel # | Address | Zoning | 2017 Value | Short Legal Description |
|-------|------|------------|-----------------------------|---------|------------|--|
| 29 | 596 | 4006000143 | 8646 45 th Ave S | SF 5000 | \$1,150 | The east 11 feet of the south 60 feet of the north 172 feet of the west 51 feet of the east 151 feet of Tract 8, Plat of Lake Dell |

*King County records 300 square feet.



Map:

History: This property was acquired by the City in 1936 to establish 45th Avenue South, and to install a public sewer line. The ordinance accepting the property deed identified two portions of property; one for street and one for general municipal purposes. An additional ten feet of property was acquired than what was needed to establish the street right of way. The ten feet strip of City owned property did not restrict access to the property, as there was an alley located to the south. In 1960 the alley to the south of the property was vacated, and a house was subsequently built over the property. The adjacent property at 8646 45th Avenue South has legal access via an alley in rear of the property, although the daily access to the house at is across this City owned property.

In 2013 this property was circulated to City of Seattle Departments. Both SPU and Seattle City Light have requested to retain utility easements over and below the property.

Ordinances:

9/11/1936, ORD [66616](#), An ordinance appropriating money from the Emergency Fund for the purchase of certain property in the Plat of Lake Dell Addition, and declaring the emergency making necessary such appropriation.

10/22/1936, ORD [66808](#), An ordinance accepting a deed from Lucretia B. Morley, a widow, to the City of Seattle, for street and General Municipal Purposes; and laying off 45th Avenue South over and across a portion of the land conveyed.

1/11/1960, ORD [80395](#) An ordinance vacating the Alley as platted adjacent to Block 3, Pioneer Addition, on petition of Property Owners.

Acquisition Deeds:

9/26/1936 Fee simple/Fee title Transfer Dated 9/26/1936 From MORLEY, LUCRETIA B To SEATTLE EXECUTIVE SERVICES DEPARTMENT: DAS, Recording Number AF 2919782, VOL 1706 PAGE 154.

Acquisition Fund Source: Emergency Fund

Jurisdictional Department’s estimated market value:

FAS determines value based upon the following factors:

1. Previous one year vacant property sales within 2 miles of the subject property
2. Adjacent King County assessed land value on per square foot basis
3. Either positive or negative factors for unique topography, property dimensions and shape
4. Evaluation of potential added development capacity if combined with adjacent property.
5. Perpetual easements or reservations for slope easements or native vegetation.

A review has been conducted as summarized below:

1. The value of separate vacant building lots ranges from between \$44 and \$45 per square foot.
2. The adjacent lot is valued by the King County Assessor at \$ 19.30 per square foot.
3. This property is not large enough to build a separate house. The property contains slopes, is triangle shape, and is adjacent to a busy road with limited direct access.
4. If combined with the adjacent lot, it would not significantly change the development potential of the property or change the value of the adjacent property.
5. An easement for overhead and underground utilities is reserved upon sale, which the City will retain 90% of the value of the property.

The 2017 value of this property is based upon a review of the above factors:

A value of \$1.93 per square feet reflects a fair market value of the property when combined with the adjacent property

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, the remainder to general fund.

Current easements, covenants and restrictions: None

Recommended easements, covenants and restrictions upon Transfer: FAS proposes that the property be transferred to the adjacent property owner retaining both underground and overhead easements for Seattle City Light and Seattle Public utilities.

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

Neighborhoods: Rainier Beach

Full Legal Description:

The east 11 feet of the south 60 feet of the north 172 feet of the west 51 feet of the east 151 feet of Tract 8, Plat of Lake Dell, King County Washington, now a part of the City of Seattle as Recorded in Volume 4, Page 17, Plats of King County, Washington.

Adjacent Property Owner:

4006000146

Atsede B. Lewatehe

8646 45th Ave S

Seattle, WA 98118

Land Value 2016: \$ 115,000, \$19.30 per square foot