

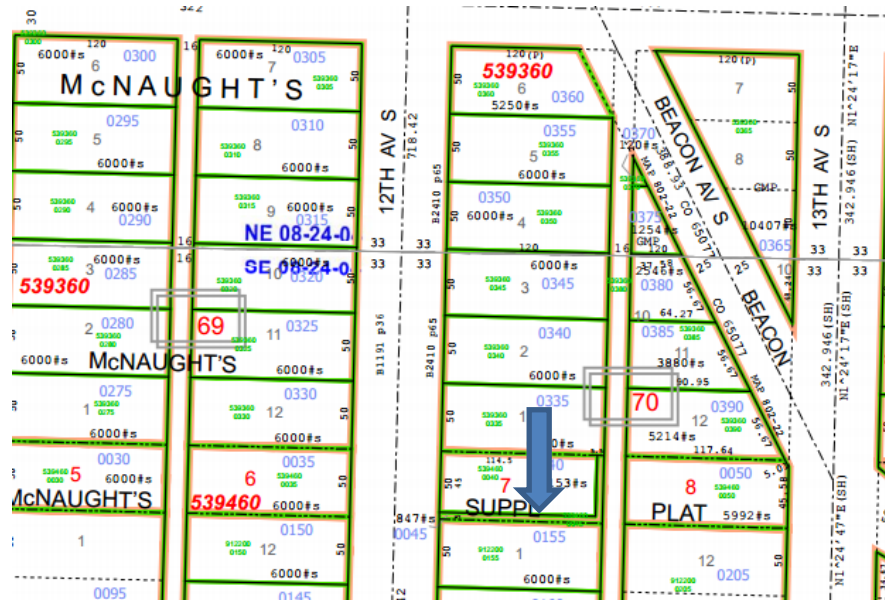
Draft EXCESS PROPERTY DESCRIPTION
December 16, 2013

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 2330 12th Ave S

PMA	Subject Parcel	Size	Parcel #	Address	Zoning	KC Value	Legal Description
42	1383	*825	539460 0045	2330 12 th Ave S.	SF 5000	**NA	The South 5 feet and east 5.5 of the North 45 feet of lot 7, Mc Naughts Central Seattle Supl.

*KC 847



Map:

History:

7/14/1959, Ordinance [88399](#) An ordinance authorizing the City Treasurer to acquire certain tax title property under RCW Chap. 35.49, and to discharge the trust thereon; and also additional such property by negotiation with King County or at public auction, for general municipal purposes to establish certain “greenbelt” areas contemplated by the Comprehensive Plan of the City; and making a reimbursable appropriation from the emergency Fund in connection therewith.

Acquisition Deeds:

11/19/1959 Treasures deed 37643 Fee simple/Fee title Transfer Dated 11/27/1959 From KING COUNTY To SEATTLE EXECUTIVE SERVICES DEPARTMENT: DAS, Recording Number AF 5106112.

Acquisition Fund Source: Emergency Fund appropriation of \$80,000. Reimbursable from a surplus in the Tax Property Sales Fund.

Jurisdictional Department’s estimated market value: The value of the land is based upon the value of similar property in the neighborhood, which currently ranges from between \$10 and \$60 per square foot
**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 the land may be adjusted due to critical area constraints.

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 sold and transferred to the adjacent property owner with a Covenant on the Deed requiring property be merged with adjacent property tax lot. Reserve an easement for drainage and utilities.

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

Neighborhood: Beacon Hill

Legal Description: The South 5 feet and east 5.5 of the North 45 feet of lot 7, McNaught's Supplemental Plat to Central Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 117 records of King County, Washington .