

the condemnation, appropriation and taking of land and other property in fee simple for general municipal purposes, and providing that the entire cost of such improvement shall be paid from the City Street Fund except as herein otherwise provided.

4/23/1957, ORD [86087](#), an ordinance accepting the condemnation awards for the widening and establishing Of Empire Way and Empire Way South between East Cherry Street and Dearborn Street under Ordinance 84354, King County Cause No. 499340.

3/4/1957, [ORD 85958](#), an ordinance relating to the acquisition of property by condemnation for the widening of Empire Way and Empire Way South as contemplated by Ordinance No. 84354; and amending Section 1 of Ordinance No. 84463, by increasing the appropriation therein provided.

Acquisition Deeds:

Acquisition Fund Source: Street 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 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 reservations for slope easements or native growth

The value of the land is based upon the value of similar property in the neighborhood, which currently ranges from between \$10 and \$30 per square foot for separate vacant building lots. 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. If combined with the adjacent lot, it could allow for a larger home to be constructed.

The 2014 value of this property is based upon a review of the above factors:

A value of \$15 per square feet would reflect a fair market value of the property.

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

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

Neighborhood: Central

Legal Description:

All in Kaufman's addition to the City of Seattle, Recorded in Volume 1 of King County Plats, page 221, as follows; That portion of the east 23 feet of Lots 3 and 4, lying west of the west line of Empire Way South as established in Section 2 of Seattle ordinance 8435.

Adjacent Property Owner: 3796000140
Danh H Nguyen & Linh T Le Mai
2716 S. Washington Street
Seattle, WA 98144
Land Value 2013: \$99,000

Estimated Closing Costs:

Escrow including tax :	\$ 413.92
Title including tax	\$ 328.50
Transfer Tax 1.78 %	\$ 107.85
Property Tax	\$ 100
Recording:	\$ 200
FAS Document Preparation:	\$ 500
Other Fees	
Survey	
Lot line adjustment	
Estimated Total of Fees	\$1,650.27